

NOTICES

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CLERK OF THE ORPHANS’ COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NOTICE OF FILING ACCOUNTS

ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, NOVEMBER 6, 2013
Courtroom 15 at 9:00 A.M. PREVAILING TIME

THE HONORABLE MARK L. TUNNELL

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans’ Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF MICHAEL S. TAUDT, DECEASED	1511-1586
FIRST AND FINAL ACCOUNT	
OF: KRISTINA TAUDT, EXECUTOR	
ATTORNEY(S):	
JOHN ALBERT WETZEL, ESQUIRE	
JOHN ALEXANDER GAGLIARDI, ESQUIRE	
ESTATE OF MARGARET E. WEBB, DECEASED	1586-0385
FIRST AND FINAL ACCOUNT	
FOR TRUST UNDER THE WILL	
OF: SUSQUEHANNA TRUST & INVESTMENT COMPANY, TRUSTEE	
MARGARET E. WEBB, DECEDENT	
ATTORNEY(S):	
DUKE SCHNEIDER, ESQUIRE	
IN RE: BEDFORD COUNTY MEMORIAL PARK, TRUST	1505-1655
SECOND AND INTERIM ACCOUNT	
FOR TRUST OF BEDFORD COUNTY MEMORIAL PARK	
D/B/A MOUNT ZION CEMETERY AND MAUSOLEUM	
OF: PNC BANK, NATIONAL ASSOCIATION, TRUSTEE	
ATTORNEY(S):	
ERIN E. MCQUIGGAN, ESQUIRE	
IN RE: J.V. WALKER, INC. D/B/A/ MORRIS CEMETERY CARE FUND, TRUST	1505-1210
SECOND AND INTERIM ACCOUNT	
OF: PNC BANK, N.A., TRUSTEE	
ATTORNEY(S):	
ERIN E. MCQUIGGAN, ESQUIRE	

GUARDIANSHIP OF ANGELINA MARY MAZZA 1513-0781
FIRST AND FINAL ACCOUNT
FOR POWER OF ATTORNEY
OF: MARK D. MAZZA, ATTORNEY -IN- FACT

ESTATE OF NEIL MAHR, DECEASED 1511-0748
A/K/A NEIL I. MAHR
A/K/A NEIL IRVING MAHR
FIRST FORMAL INTERIM ACCOUNT
OF: SCOTT A. MAHR, EXECUTOR
ATTORNEY(S):
MARY C. CROCKER, ESQUIRE

IN RE: JAMES P. CONNOR, TRUST 1513-1672
FIRST AND FINAL ACCOUNT
OF: ROBERT P. BOYD, TRUSTEE
BRYN MAWR TRUST COMPANY, TRUSTEE
ATTORNEY(S):
DAVID M. BROWN, ESQUIRE

ESTATE OF PHILIP G. STERGIN, DECEASED 1511-1838
A/K/A PHILIP GREGORY STERGIN
FIRST AND FINAL ACCOUNT
OF: GREGORY P. STERGIN, EXECUTOR
ATTORNEY(S):
JAY G. FISCHER, ESQUIRE

ESTATE OF ETHEL D. REID, DECEASED 1563-0223
FOURTH ACCOUNT
FOR THE RESIDUARY TRUST UNDER THE WILL
OF: SUSQUEHANNA TRUST & INVESTMENT CO., TRUSTEE
ATTORNEY(S):
KENDRA D. MCGUIRE, ESQUIRE

IN RE: ROBERT L. DUNN, TRUST 1511-1742
SECOND AND FINAL ACCOUNT
OF THE QTIP MARITAL TRUST UNDER AGREEMENT OF ROBERT L. DUNN
DATED OCTOBER 9, 1991, AS AMENDED
OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE
ATTORNEY(S):
ADAM C. KACHURAK, ESQUIRE
JAMES FRANCIS MANNION, ESQUIRE

IN RE: ROBERT L. DUNN, TRUST 1511-1742
SECOND AND FINAL ACCOUNT
OF THE CREDIT SHELTER TRUST UNDER AGREEMENT OF ROBERT L. DUNN
DATED OCTOBER 9, 1991, AS AMENDED.
OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE
ATTORNEY(S):
ADAM C. KACHURAK, ESQUIRE
JAMES FRANCIS MANNION, ESQUIRE

IN RE: EDNA E. DUNN, TRUST**1511-1741**

SECOND AND FINAL ACCOUNT

OF THE ADMINISTRATIVE TRUST UNDER AGREEMENT OF EDNA E. DUNN
DATED OCTOBER 9, 1991, AS AMENDED

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE

ATTORNEY(S):

ADAM C. KACHURAK, ESQUIRE

JAMES FRANCIS MANNION, ESQUIRE

ESTATE OF NATALIE JOY CAPPEL, DECEASED**1510-1346**

FIRST AND FINAL ACCOUNT

OF: JAMES R. FENDRICK, EXECUTOR

VALERIE F. PATTERSON, EXECUTOR

CHRISTOPHER FENDRICK, EXECUTOR

ATTORNEY(S):

J. STODDARD HAYES, JR., ESQUIRE

IN RE: NATALIE JOY CAPPEL, TRUST**1513-1679**

FIRST AND FINAL ACCOUNT

OF THE 2001 REVOCABLE TRUST

DATED SEPTEMBER 26, 2006

OF: HAVERFORD TRUST COMPANY, TRUSTEE

ATTORNEY(S):

J. STODDARD HAYES, JR., ESQUIRE

NOTICE OF APPLICATION FOR CERTIFICATE OF AUTHORITY

brumaba USA, Inc., a foreign business corporation incorporated under the laws of the State of Delaware, where its principal office is located at 103 Hickory Drive, Downingtown, PA 19355, has applied for a certificate of authority in Pennsylvania, where its registered office is located at 103 Hickory Drive, Downingtown, PA 19355. The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Chester County.

Pepper Hamilton LLP, Solicitors

3000 Two Logan Sq.

18th & Arch StreetsPhila., PA 19103

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for SIDEKIXX, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 26, 2013 for Party Cam LLC, in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: To have unlimited power to engage in and do any lawful act concerning any and all lawful business for which a corporation may be incorporated under the business corporate law.

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

ALFIERI, Wilma L., a/k/a Wilma Lorman Alfieri, late of Downingtown Borough. Celeste L. Alfieri, care of JAY G. FISCHER, Esquire, 342 E. Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 E. Lancaster Avenue, Downingtown, PA 19335, atty.

BANDEL, Bertha, late of East Bradford Township. KEVIN HOLLERAN, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

BOOSE, Graham D., a/k/a Graham Dustan Boose, late of West Goshen Township. Barry A. Boose, care of JOSEPH A. BELLINGHERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

BORR, Richard Charles, late of East Caln Township. Sara Beyer Borr, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Administratrix. LOUIS N. TETI, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

CIARMELO, Tony C., late of Downingtown Borough. Stuart R. Lundy, Esq., Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Administrator. LUNDY BELDECOS & MILBY, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

COIA, Robert A., late of Willistown Township. Gloria A. Coia, care of JOHN F. MEIGS, Esquire, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102, Executrix. JOHN F. MEIGS, Esquire, Saul Ewing LLP, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102, atty.

CRUMLISH, Rosemary C., late of East Goshen Township. G. Craig Lord, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 North 18th Street, Philadelphia, PA 19103-6998, Executor. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 North 18th Street, Philadelphia, PA 19103-6998, atty.

DRENNEN, Donald L., late of Oxford Borough. Donna D. Kelly, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

ENGMAN, Fiona Goddard, late of Tredyffrin Township. Linda C. Stuchell-Leibert, care of CAROL R. LIVINGOOD, Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Administratrix. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

FALLON, James D., III, late of New Garden Township. William N. Fallon and George P. Fallon, care of JOHN A. GAGLIARDI, Esquire, 101 East Evans Street, Walnut Building, Suite A, West Chester, PA 19380-2600, Executors. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi & Fetter LLC, 101 East Evans Street, Walnut Building, Suite A, West Chester, PA 19380-2600, atty.

GESSNER, Elaine Mary, a/k/a Elaine M. Gessner, late of Elk Township. Linda B. Luker, care of DAVID B. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID B. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HAUGHIE, William A., late of Birmingham Township. Roberta Friedman, care of THOMAS A. FOSNOCHT, JR., Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. THOMAS A. FOSNOCHT, JR., Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

HERZ, Margaret, late of West Chester. GARY P. LEWIS, 67 S. Lewis Road, Suite 2, Royersford, PA 19468, Executor. GARY P. LEWIS, Esquire, 67 S. Lewis Road, Suite 2, Royersford, PA 19468, atty.

KRATZEL, Elaine, late of Downingtown. Robert J. Kratzel, 1505 East Woodbank Way, West Chester, PA 19380, Executor. JAMES J. RUGGIERO, Esquire, Ruggiero Law Offices LLC, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, atty.

LIBETTI, Alfeo P., late of Tredyffrin Township. Anne R. Fabbri, 642 Valley View Lane, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Avenue, Suite 230, Wayne, PA 19087, atty.

MARTIN, Lawrence J., a/k/a Lawrence Joseph Martin a/k/a Lawrence Martin, late of East Goshen Township. Jean M. Martin, 1208 Burning Bush Lane, West Chester, PA 19380, Executrix. JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut Street, West Chester, PA 19380, atty.

MILLER, Barbara E., late of East Whiteland Township. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Administrator. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

OYLER, Doris P., late of Kennett Square. Frederic A. Oyler, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

ROBB, John A., late of Borough of Kennett Square. Susan R. Weidner and William M. Robb, care of DONALD B. LYNN, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STEIERWALD, Barry J., a/k/a Barry John Steierwald, late of Sadsbury Township. Lance R. Steierwald, care of E. RICHARD YOUNG, JR., Esquire, 1248 West Main Street, Ephrata, PA 17522-1311, Executor. E. RICHARD YOUNG, JR., Esquire, 1248 West Main Street, Ephrata, PA 17522-1311, atty.

TAYLOR, William F., Sr., late of Elk Township. Tracey M. Pickett, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

WICKERSHAM, William T., late of West Goshen. Mary J.W. Mitchell and Earle H. Wickersham, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

2nd Publication

BRANNAN, Ronald A., Jr., late of East Pikeland Township. Ronald A. Brannan, Sr., 24 Melissa Lane, Limerick, PA 19468, Administrator. HARRIET R. LITZ, Esquire, Mullaney & Mullaney, LLC, 3881 Skippack Pike, PO Box 1368, Skippack, PA 19474, atty.

CLEMENT, Jane E. Diana C. Callahan, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Executrix. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

KEEN, Donald, late of Borough of Phoenixville. Lodge Life Services, Inc., 315 West James Street, Suite 106, Lancaster, PA 17603, Administrator. SCOTT ALAN MITCHELL, Esquire, Rhoads & Sinon LLP, One S. Market Square, P.O. Box 1146, Harrisburg, PA 17108-1146, atty.

KELLEY, Clare M., late of Caln Township. Suzanne Martin, 409 New Kent Drive, Wilmington, NC 28405 and L. Francis Murphy, 801 Old Lancaster Road, Bryn Mawr, PA 19010, Executors. L. FRANCIS MURPHY, Esquire, Murphy, Murphy & Murphy, 801 Old Lancaster Rd., Bryn Mawr, PA 19010, atty.

MAY, Blair Burwell, late of West Whiteland Township. S. Beville May and Caroline M. Harris, care of Stacey Willits McConnell, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executrices. LAMB MCERLANE PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

MUNION, Jean M., late of North Coventry Township. Christine E. Munion, 6 Kincaid Court, Media, PA 19063, Executrix.

REDMOND, Daniel L. Jr., late of East Goshen Township. Elizabeth Ann Redmond, care of STANLEY E. LUONGO, Esquire, 213-215 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, Esquire, Luongo Bellwoar LLP, 213-215 West Miner Street, West Chester, PA 19382, atty.

SMITH, Frederick R., Jr., late of Pennsbury Township. Patricia R. Smith and Wendell Smith, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrices. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

TOMPKINS, Levis R., late of Borough of West Chester. Diane M. Tompkins, 312 Sharpless Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

VAUGHAN, Margherita B., late of Palm Beach County, FL. Alexis Sinton Vaughan and Paul A. Vaughan, care of VANCE E. ANTONACCI, Esquire, 570 Lausch Lane, Suite 200, Lancaster, PA 17601, Executors. VANCE E. ANTONACCI, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601, atty.

WARSHESKI, Peggy A., late of East Coventry Township. National Penn Investors Trust Company, 200 N. High Street, Suite 101, West Chester, PA 19380, Executor. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

WHYTE, Althea Joan, a/k/a Althea J. Whyte, late of Kennett Township. Douglas A. Whyte and Susan K. Garrison, care of SUSAN K. GARRISON, Esquire, 300 West State Street, Ste. 304, Media, PA 19063-2639, Executors. SUSAN K. GARRISON, Esquire, Garrison Law, 300 West State Street, Ste. 304, Media, PA 19063-2639, atty.

3rd Publication

ASMANN, Anthony J., late of East Coventry Township. Anthony G. Asmann, care of MICHAEL C. MC BRATNIE, Esquire, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341-0673, Executor. MICHAEL C. MC BRATNIE, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341-0673, atty.

BACON, Samuel Allen, late of Pennsbury. Elizabeth H. Caesar, 324 Darlington Road, Wawa, PA 19063, Executor. DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

BENJAMIN, Wilbur L., late of Spring City. Peter M. Benjamin, 105 Bradshire Court, Cary, NC 27513, Executor.

CROSSAN, Ida M., late of Penn Township. Michael R. Crossan, 1925 Woodhill Road, Flower Mound, TX 75022, Executor. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

EDWARDS, J. Milton, late of Upper Leacock Township. Joyce D. Edwards, care of JAMES R. CLARK, Esquire, 277 Millwork Road, Lancaster, PA 17603, Executrix. JAMES R. CLARK, Esquire, 277 Millwork Road, Lancaster, PA 17603, atty.

HASHEM, John H., late of Willistown Township. Gabriella Hashem Farhat, care of PYFER, REESE, STRAUB, GRAY & FARHAT PC, Esquire, 128 North Lime Street, Lancaster, PA 17602, Executrix. PYFER, REESE, STRAUB, GRAY & FARHAT PC, 128 North Lime Street, Lancaster, PA 17602, atty.

HORN, Jeanne C., late of Malvern. Thomas Reardon, 69 Sagewood Drive, Malvern, PA 19355, Executor.

LEACH, Katharine M., late of West Chester Borough. Mary Anne Duffy, care of MARK A. HUTCHINSON, Esquire, 335 Bair Road, Berwyn, PA 19312, Executrix. MARK A. HUTCHINSON, Esquire, 335 Bair Road, Berwyn, PA 19312, atty.

MILLER, Barbara E., late of East Whiteland Township. ROBERT S. SUPPLEE, 329 S. High Street, West Chester, PA 19382-3336, Administrator. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 S. High Street, West Chester, PA 19382-3336, atty.

POCHILUK, William R., a/k/a Bill Pochiluk, late of Charlestown Township. Deirdre Pochiluk, 47 Holly Hill Lane, Malvern, PA 19355, Executrix.

REYNOLDS, Ivor, late of Parkesburg Borough. Jennifer Dickinson, 100 East 2nd Avenue, Parkesburg, PA 19365, Administratrix. CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

RIGLER, Michael J., late of Landensberg Township. Melissa A. Wilkinson and William Rigler, care of EARL K. RIGLER, JR., Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executors. EARL K. RIGLER, JR., Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

SALZMAN, Helen A., late of Honey Brook. Donna Spencer, 33 Woodland Dr., Honeybrook, PA 19344, Executrix.

SCHLICHTER, Grace T., late of West Chester Borough. Joel R. Wolfrom, care of GUY F. MATTHEWS, Esquire, 344 W. Front Street, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 344 W. Front Street, P.O. Box 319, Media, PA 19063, atty.

SELF, Frances B., a/k/a Frances Bigham Self, late of Willistown Township. Frances S. Craig, 410 Cranberry Lane, West Chester, PA 19380, Executrix. RICHARD B. ANTHONY, Esquire, 200 Eagle Road, Ste. 106, Wayne, PA 19087-3115, atty.

STORMAN, Robert M., late of West Vincent Township. Wendy Okun, 304 Ernest Court, East Meadow, NY 11554, Executrix. MICHAEL S. BLOOM, Esquire, Pressman & Doyle, LLC, 712 W. MacDade Blvd, Milmont Park, PA 19033, atty.

WALKER, George W., Sr., late of Downingtown. George W. Walker, Jr., 675 Hopewell Road, Downingtown, PA 19335-1235, Executor. J. KENNETH BUTERA, Esquire, Butera, Beasusang, Cohen & Brennan, 630 Freedom Business Center, Suite 212, King of Prussia, PA 19406, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Liver Bird Associates, with its principal place of business at 435 Highland Ct., Oxford, PA 19363.

The application has been (or will be) filed on: August 8, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Richard Thau, Joyce Wemer and The Caique-Mersey Group, LLC, 435 Highland Ct., Oxford, PA 19363.

NOTICE

Notice is hereby given that the Year 2012 accounting information of the FIELDPOINT HOMEOWNERS ASSOCIATION, Randy Temple, President, a non-profit exempt organization, is available for inspection during regular business hours by any citizen at the Law Office of Ellen B. Sheehan, Esquire; 1197 Wilmington Pike, West Chester, PA 19382; (610) 399-3611.

NOTICE***Anthony Morris, Esquire***

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: RICHARD J. BILLINGS : IN THE COURT OF COMMON PLEAS
DOROTHY A. BILLINGS
4 TULIP LANE : CHESTER COUNTY, PENNSYLVANIA
WEST GROVE, PA 19390

Premises: ES TULIP LA : NO. 12-07101
LOT 3 & DWG

Tax Parcel: 5-6-3

**TO: THE ESTATE OF RICHARD J. BILLINGS, DECEASED, C/O TAMMY BOOZER,
EXECUTRIX, DOROTHY A. BILLINGS & MAGDELENA BILLINGS**

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

Anthony Morris, Esquire

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: FRANCINE E. TRIBBLE : IN THE COURT OF COMMON PLEAS
P.O. BOX 7
WEST GROVE, PA 19390 : CHESTER COUNTY, PENNSYLVANIA

Premises: WS DAYTON ST : NO. 12-07110
LOT

Tax Parcel: 15-5-61

TO: FOOTHILL CAPITAL CORP. & FLEET FINANCE, INC.**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

Anthony Morris, Esquire

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: ROSEDON HOLDING COMPANY : IN THE COURT OF COMMON PLEAS
LIMITED PARTNERSHIP
161 PENNSYLVANIA AVENUE : CHESTER COUNTY, PENNSYLVANIA
WAYNE, PA 19087

Premises: WS OF RT 83 : NO. 13-07122
1 AC DWG & GAR

Tax Parcel: 21-5-62

TO: ROSEDON HOLDING COMPANY, LIMITED PARTNERSHIP**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE***Anthony Morris, Esquire***

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: RAYNARD FORTE : IN THE COURT OF COMMON PLEAS
BOBETTE FORTE
33 TOTH AVENUE : CHESTER COUNTY, PENNSYLVANIA
COATESVILLE, PA 19320

Premises: ES OF UPPER GAP RD : NO. 13-09161
LOT & DWG

Tax Parcel: 47-5-20.1

TO: RAYNARD FORTE**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE***Anthony Morris, Esquire***

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: JAMES N. RODGERS : IN THE COURT OF COMMON PLEAS
CAROLINE RODGERS
HOWARD E. POWELL, ETAL
2121 STRASBURG ROAD : CHESTER COUNTY, PENNSYLVANIA
EAST FALLOWFIELD, PA 19320

Premises: NS RT 604 : NO. 12-07149
LOT & DWG

Tax Parcel: 47-9-3

TO:

The Estate of James N. Rodgers, Dec'd, Caroline Rodgers, a/k/a Caroline Lamborn, The Estate of Howard E. Powell, Dec'd and The Estate of Irene B. Powell, Dec'd

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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West Chester, PA 19380
610-429-1500

NOTICE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 12-01806

WELLS FARGO BANK, N.A.

Vs.

JUDITH A. DORSOGNA A/K/A JUDITH DORSOGNA and RUSSELL J. VECCHIO

NOTICE TO: JUDITH A. DORSOGNA A/K/A JUDITH DORSOGNA and RUSSELL J. VECCHIO
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 7 STEVEN WAY, COATESVILLE, PA 19320-1240

Being in WEST BRANDYWINE TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania,
29-7-25.2

Improvements consist of residential property.

Sold as the property of JUDITH A. DORSOGNA A/K/A JUDITH DORSOGNA and RUSSELL J. VECCHIO

Your house (real estate) at 7 STEVEN WAY, COATESVILLE, PA 19320-1240 is scheduled to be sold at the Sheriff's Sale on 02/20/2014 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$444,469.29 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

3rd Publication**TRUST NOTICE**

Notice is hereby given that the settlor of the Revocable Trust set forth below has died, and no Personal Representative has been appointed for said Decedent's Estate. All persons having claims or demand against said Decedent are requested to make known the same and all persons indebted to said Decedent are requested to make payment without delay to the Trustee or the Trustee's attorney as named below:

Trust of: ROBERT A. URBSTON

Late of: Landenberg

Trustee: Carole Urbston-Meth
106 Beacon Hill Road
Landenberg, PA 19350

Attorney: PETER S. GORDON, Esquire

(PSB NO. 28243)

Gordon, Fournaris &

Mammarella, P.A.

1925 Lovering Avenue

Wilmington, DE 19806

1st Publication**ESTATE NOTICE**

Estate of George Duffield Hodgson, III, late of West Chester, Chester County, Pennsylvania, Deceased.

Letters Testamentary on the above estate have been granted by Order dated September 6, 2013, to Kevin T. Vitelli, 813 S. New Street, West Chester, Pennsylvania 19382. All persons indebted to said estate are requested to make immediate payment, and those having legal claims are demanded to present the same without delay.

SHERIFF SALE OF REAL ESTATE

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, November 21, 2013** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, December 23, 2013**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **10% payment must be paid in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. The final payment made payable to Sheriff of Chester Co. & due twenty-one (21) days from the date of sale by 2PM.**

CAROLYN B. WELSH, SHERIFF
1st Publication

SALE NO. 13-11-905
Writ of Execution No. 13-0503
DEBT \$190,396.07

ALL THAT CERTAIN lot or tract of land with improvements known as 800 West Sixth Avenue situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, and being known as Lot No. 8, as shown on a plan for Chestnut Estates, a/k/a Towns Edge, prepared by Berger & Hayes, Inc., dated May 6, 1987, Drawing No. 3380-87, and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Subdivision Plan File #8682 through 8689, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Sixth Avenue, said point being the northeast corner of Lot 9; thence extending along the southern right-of-way line of Sixth Avenue, north 78 degrees 31 minutes east, a distance of 107.92 feet to a point in line of lands now or late of Noah Hershey III; thence extending along lands now or late of Noah Hershey III and D. Richard Munson, south 11 degrees 29 minutes

east, a distance of 139.00 feet to a point, said point being the northeast corner of Lot 20, Phase II of aforesaid Plan; thence extending along Lot 20, south 78 degrees 31 minutes west, a distance of 107.92 feet to a point, said point being the south-east corner of Lot 9; thence extending along Lot 9, north 11 degrees 29 minutes west, a distance of 139.00 feet to a point, said point being the place of beginning.

CONTAINING: 15,000 square feet, more or less.

TAX Parcel #: 08-005-0324-09H0
BEING known as: 800 West 6th Avenue, Parkesburg, PA 19365

BEING the same premises which Stephen J. Barr, by Deed dated 5/12/95 and recorded 5/22/95, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 3893 Page 687, granted and conveyed unto William Simmers and Dolores J. Simmers, husband and wife and the said William Simmers departed this life on 9/4/98, vesting title solely in Dolores J. Simmers.

PLAINTIFF: Seattle Bank
VS
DEFENDANT: **DOLORES J. SIMMERS**
SALE ADDRESS: 800 West 6th Avenue, Parkesburg, PA 19365
PLAINTIFF ATTORNEY: **ALYK L. OFLAZIAN, 215-627-1322**

SALE NO. 13-11-906
Writ of Execution No. 12-08379
DEBT \$113,030.83

BY virtue of a Writ of Execution No. 12-08379

OWNER(S) of property situate in Valley Township, Chester County, Pennsylvania, being 1006 Lafayette Street, Coatesville, PA 19320-2631

PARCEL No. 38-5C-28
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$113,030.83
PLAINTIFF: JPMorgan Chase Bank
VS
DEFENDANT: **ERIC L. SHAIN**
SALE ADDRESS: 1006 Lafayette Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ADAM H. DAVIS, 215-563-7000**

SALE NO. 13-11-907
Writ of Execution No. 13-01242
DEBT \$220,296.33

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Honey Brook, County of Chester and Commonwealth of Pennsylvania, described as follows, to wit:

Beginning at a point on the southerly right of way line of Grieson Road said point being a mutual corner of Lot 2 and 3 (the herein described lot), thence leaving Grieson Road and along Lot 2 south 07 degrees 20 minutes 00 seconds west 262.00 feet to a point in line of Lot 5, thence along Lot 5 north 82 degrees 40 minutes 00 seconds west 100.00 feet to a point a corner of Lot 4B, thence along Lot 4B and along Lot 4A north 07 degrees 20 minutes 00 seconds east 262.00 feet to a point on the southerly right of way line of Grieson Road, thence along said right of way south 82 degrees 40 minutes 00 second east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 3 on said Plan.

TAX Parcel No.: 2208 01570000

BLR No. 22-8-157

COMMONLY known as: 380 Grieson Road, Honey Brook, PA 19344

TITLE to said premises is vested in Russell C. Hattal, by Deed from Russell C. Hattal and Rebecca J. Hattal, dated 8/8/2009 and 7/6/2010, in Book 7946, Page 1776.

PLAINTIFF: Generation Mortgage Company

VS

DEFENDANT: **RUSSELL C. HATTAL**

SALE ADDRESS: 380 Grieson Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

SALE NO. 13-11-908
Writ of Execution No. 13-01691
DEBT \$284,928.22

BY virtue of a Writ of Execution No. 2013-01691-RC

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 145 Gallagherville Road, Downingtown, PA 19335-3639

PARCEL No. 39-5-24.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$284,928.22

PLAINTIFF: The Bank of New York Mellon (F/K/A) FKA The Bank of New York (S/I/I) DBA JPMorgan Chase Bank NA (Trustee) DBA ABFC2004-FF1 Trust

VS

DEFENDANT: **MARGARET A. & STEPHEN A. BOSNA**

SALE ADDRESS: 145 Gallagherville Rd, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-11-910
Writ of Execution No. 12-11934
DEBT \$1,956.56

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 67-2M-50

PROPERTY address: 1523 Johnnys Way, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township

VS

DEFENDANT: **ROBERT & TARA CALABRESE**

SALE ADDRESS: 1523 Johnnys Way, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

SALE NO. 13-11-912
Writ of Execution No. 12-09239
DEBT \$231,942.38

ALL THAT CERTAIN lot or tract of land, with the buildings thereon erected, hereditaments and appurtenances, situate on the northwesterly side of Zieber Road, in East Coventry Township, Chester County, Pennsylvania, bounded and described in accordance with survey thereof, made December 8th. 1956 by Earl R. Ewing, Registered Surveyor, as follows, to wit:

BEGINNING at a spike in Zieber Road, a corner of lands now or late of J. Kenneth Long; thence along the center line of said Zieber Road, north 37 degrees, 15 minutes east 150 feet to a spike a corner of lands now or late of Frederick Wolfgang., et ux thence leaving said road and along said latter lands the twp following courses and distances, crossing through an iron pin on line 16.50 feet distant, north 51 degrees, 30 minutes west 216.50 feet to an iron pin, and thence south 37 degrees, 15 minutes west 150 feet to an iron pin in line of lands now or late of J. Kenneth Long;

thence along said latter lands south 51 degrees, 30 minutes east 216.50 feet to the first mentioned point, spike, and place of beginning. (Having crossed an iron pin on line 16.50 feet from the end of the last course.)

UPI #18-05-0090

BEING the same premises which John E. Herman and Elizabeth A. Herman, husband and wife, by Deed dated September 29, 2006 and recorded October 12, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6979 Page 1672, granted and conveyed unto Lissa Massi, a single woman, her heirs

PLAINTIFF: HSBC Bank USA NA

VS

DEFENDANT: **LISA MASSI**

SALE ADDRESS: 70 Zieber Rd, Spring City, PA 19475

PLAINTIFF ATTORNEY: **ANDREW J. MARLEY, 215-572-8111**

SALE NO. 13-11-913

Writ of Execution No. 13-03515

DEBT \$393,125.43

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, State of Pennsylvania and described according to a plan thereof known as "Meadowoods", said plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 12-4-1956 and last revised 4-28-1959 as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Harvey Lane (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the southeasterly side of West Chester-Paoli Pike (U.S. Highway No. 202) (50 feet wide); (1) leaving West Chester-Paoli Pike on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the southwesterly side of Harvey Lane; (2) south 25 degrees 10 minutes east measured along the said side of Harvey Lane, 250.00 feet to a point of curve in the same; (3) southeastwardly measured still along the said side of Harvey Lane on the arc of a circle curving to the left having a radius of 1,455.06 feet, the arc distance of 203.16 feet to a point of tangent and (4) south 33 degrees 10 minutes east measured still along the said side of Harvey Lane, 64.61 feet to the point of beginning; thence extending from said point of beginning, south 33 degrees 10 minutes east measured along the said side of Harvey Lane, 175.00 feet to a

point; thence extending south 56 degrees 50 minutes west 261.52 feet to a point in line of land now or late of Willistown School Board; thence extending along last mentioned land, north 34 degrees 08 minutes 40 seconds west, 40.04 feet to a stone; thence extending north 27 degrees 57 minutes west, 135.53 feet to a point; thence extending north 56 degrees 50 minutes east, 249.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 153 as shown on the above mentioned Plan.

CONTAINING in area 1.034 acres.

BEING Tax Parcel Number 54-3-22.16.

TAX Parcel #: 54-003-0022.1600

BEING known as: 8 Harvey Lane, Malvern, PA 19355

BEING the same premises which John A. Gallagher and Carolyn J. Gallagher, as tenants by the entireties, by Deed dated 11/23/04 and recorded 12/1/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6348 Page 541, granted and conveyed unto John A. Gallagher, individually

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN A. GALLAGHER**

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **SALVATORE FILIPPELLO, 215-627-1322**

SALE NO. 13-11-914

Writ of Execution No. 12-12148

DEBT \$17,185.62

ALL THAT CERTAIN lot or piece of ground situate in the Township of South Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for John B. and Julee R. Gooding made by William L. Conner, Professional Land Surveyor, Spring City, Pa., dated July 18, 1986, last revised November 3, 1976, as follows, to wit:

BEGINNING at a point in the title line in the bed of New Philadelphia Road which point is measured the two following courses and distances from a point, a corner of land now or late Arthur F. Mann (D.B. T-44/341) (1) north 35 degrees 33 minutes 32 seconds west 215.86 feet and (2) north 44 degrees 24 minutes 3 seconds west 61.00 feet to the point of beginning; thence extending from said point of beginning along the

title line through the bed of New Philadelphia Road the two following courses and distances, viz: (1) north 44 degrees 24 minutes 3 seconds west 30.61 feet to a spike and (2) north 56 degrees 22 minutes 20 seconds west 19.61 feet to a point a corner of Lot #3 on said Plan; thence along said Lot #3, north 42 degrees 45 minutes east 138.40 feet to a point; thence continuing along said Lot #3 and along Lot #5 on said Plan north 7 degrees 45 minutes 376.54 feet to a point, a corner of Lot #6 on said Plan; thence extending along said Lot #6 the two following courses and distances, viz: (1) north 14 degrees 25 minutes 46 seconds west 290.61 feet and (2) north 64 degrees 43 minutes 54 seconds west 170.00 feet to an iron pin a corner of land now or late of Edward S. Martinko, (D.B. T-62/337); thence extending along said land north 32 degrees 23 minutes 20 seconds east 370.00 feet to an iron pin a corner of land now or late of Larry Buckwalter; thence extending along said land south 64 degrees 43 minutes 54 seconds east 302.93 feet to a stake a corner of land now or late of Sawchuck; thence extending along said land and along Lot #8 on said Plan south 43 degrees 48 minutes 36 seconds west 346.25 feet to a point; thence extending still along Lot #8 south 7 degrees 44 minutes 12 seconds east 307.02 feet to a point a corner of Lot #2 on said Plan; thence extending along said Lot #2 the two following courses and distances, viz: (1) south 7 degrees 45 minutes west 382.01 feet and (2) south 42 degrees 45 minutes west 152.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said Plan.

BEING Parcel #20-04-0054.080

BEING UPI #20-4-54.8

IMPROVEMENTS: residential dwelling

BEING the same premises which James P. McGarrity and Marla C. McGarrity, his wife, granted and conveyed unto James P. McGarrity by Deed dated May 22, 1991 and recorded September 9, 1996 in Chester County Record Book 4081, Page 767 for the consideration of \$1.00.

PLAINTIFF: AMC Financial Holdings Inc

VS

DEFENDANT: JAMES P. MCGARRITY

SALE ADDRESS: 1249 New Philadelphia Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: HEATHER RILOFF, 610-328-2887

SALE NO. 13-11-915

Writ of Execution No. 10-11834

DEBT \$329,789.19

BY virtue of a Writ of Execution No. 10-11834

OWNER(S) of property situate in the Township of West Sadsbury, Chester County, Pennsylvania, being 4111 Church Road, Parkesburg, PA 19365-1909

PARCEL No. 36-5-47

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$329,789.19

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: VALORIE E. NIXON

SALE ADDRESS: 4111 Church Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: ALLISON F. ZUCKERMAN, 215-563-7000

SALE NO. 13-11-916

Writ of Execution No. 12-07064

DEBT \$2,436,477.00

ALL THAT CERTAIN unit in the condominium known named and identified as Carrollton Avondale Condominium, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 Pa. C.S.A. 3101 et seq, by the recording in the Chester County Recorder of Deeds Office of a Declaration of Condominium of Carrollton Avondale Condominium, dated 12/13/07 and recorded 12/20/07 in Record Book 7331 Page 844 being and designated in said Declaration and the Plats and Plans attached thereto as Unit No. 1; together with a proportionate undivided interest in the Common Elements of 50% as set forth in Declaration.

UNIT NO. 1 set forth above is further described as follows: metes and bounds description Unit No. 1 lands now or formerly Carrollton Avondale Company, LLC, Township of London Grove County of Chester Commonwealth of Pennsylvania.

BEGINNING at a point on the title line and centerline of Pennsylvania State Highway Route 41 (A.K.A. Gap Newport Pike, A.K.A. Lancaster Pike, 80 foot wide right-of-way), at its intersection with the dividing line between Tax Parcel 59-5-120.2, lands now or formerly Carrollton Avondale Company, LLC, and Tax

Parcel 59-5-120, lands now or formerly Truitt; 1) thence along the dividing line between Tax Parcel 59-5-120.2 and Tax Parcel 59-5-120, north 37 degrees 05 minutes 48 seconds east, a distance of 378.02 feet to a point; 2) thence along a line through Tax Parcel 59-5-120.2, south 51 degrees 34 minutes 28 seconds east, a distance of 417.92 feet to a point; 3) thence continuing along a line through Tax Parcel 59-5-120.2 and along the dividing line between Tax Parcel 59-5-120.2 and Tax Parcel 59-5-120.1, lands now or formerly CPR, Inc., south 37 degrees 15 minutes 05 seconds west, a distance of 377.49 feet to a point; thence the following two (2) courses and distance along the title line and centerline of Pennsylvania State Highway Route 41; 4) along the arc of a non-tangent circle curving to the right having a radius of 11,656.00 feet, a central angle of 00 degrees 32 minutes 30 seconds, an arc length of 110.20 feet, a chord bearing, north 51 degrees 50 minutes 43 seconds west and a chord distance of 110.10 feet to a point; 5) thence north 51 degrees 34 minutes 28 seconds west, a distance of 306.68 feet to the point and place of beginning.

THIS description was written based upon a map entitled "Condominium Plat, Carroll Contractors, Inc., 1056 Gap Newport Pike, Tax Parcel 59-5-120.2, London Grove Township, Chester County Commonwealth of Pennsylvania", prepared by Control Point Associates, Inc., dated 10/5/2007, revised 10/26/2007, File No. CP 07138, sheet 1 of 1.

CONTAINING 157,731 square feet or 3.620 acres.

BEING the same premises which Carrollton Avondale Company, LLC, a Pennsylvania limited liability co. by Deed dated 12/13/2007 in Chester County in Record Book 7331 P. 978 conveyed unto MBA II, LLC, a Pennsylvania limited liability co., in fee.

BEING known as 1056 Gap Newport Pike, Unit 1, Avondale (London Grove Twp.) PA

BEING UPI No. 59-5-120.2

CONTAINING a commercial building and related improvements.

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: MBA II LLC

SALE ADDRESS: 1056 Gap Newport Pk, Unit 1, Avondale, PA 19311

PLAINTIFF ATTORNEY: HENRY FINTAN McHUGH, 610-565-2670

SALE NO. 13-11-917

Writ of Execution No. 13-02626

DEBT \$70,948.93

ALL THAT CERTAIN lot of land, on which is erected the south house of a block of 2 frame dwelling house, designated as No. 112 Virginia Avenue, situated in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of Virginia Avenue, a distance of 125 feet south of the south curb line of Walnut Street, a corner of land now of Lizzie Lewis; thence along the west curb line of Virginia Avenue, southwardly 25 feet and extending back westwardly between parallel lines of that width at right angles to said Virginia Avenue to the east line of Division Alley, measured on the north, 132.13 feet and on the south line, 133.1 feet. The north line of this lot passes through the center of the middle division wall of said block of 2 frame dwelling houses, of which the dwelling herein conveyed is the south house.

BOUNDED on the north by land now or late of Lizzie Lewis; on the east by the west curb line of Virginia Avenue; on the south by land now or late of Fred C. Grose; on the west by the east line of Division Alley.

BEING the same premises which Stephen R. Kurash and Croinne D. Kurash, his wife, by indenture dated 6/29/1979 and recorded 7/2/1979 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book D-55 Page 538, granted and conveyed unto Richard T. Kneib and Donna H. Kneib, his wife, in fee.

BEING UPI No. 16-6-976

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: RICHARD T. & DONNA H. KNEIB

SALE ADDRESS: 112 Virginia Ave, Coatesville, PA 19320

PLAINTIFF ATTORNEY: CHRISTOPHER J. PIPPETT, 610-458-6703

SALE NO. 13-11-918

Writ of Execution No. 10-02528

DEBT \$236,090.77

BY virtue of a Writ of Execution No. 10-02528

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania,

being 604 Leeward Street, Coatesville, PA 19320-5817

PARCEL No. 38-2-129.74

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$236,090.77

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **ANDREA HOR-**

WATH

SALE ADDRESS: 604 Leeward Street,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ADAM H.
DAVIS, 215-563-7000**

SALE NO. 13-11-919

Writ of Execution No. 12-01951

DEBT \$236,936.66

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Knoll, Phase I, originally called Wedgewood Estates, Phase III, dated 2/8/1984, last revised 10/11/1984 and recorded as Plan No. 4885, as follows, to wit:

BEGINNING at an interior point a corner of Lot #429 on said Plan; thence extending along the line of same, south 69 degrees 20 minutes 6 seconds east, 100 feet to a point; thence extending south 21 degrees 39 minutes 53.8 seconds west, 20 feet to a point in the line of Lot #427; thence extending along line of same; north 58 degrees 20 minutes 6 seconds west, 100 feet to a point; thence extending north 21 degrees 38 minutes 53.8 seconds east, 20 feet to the point and place of beginning.

BEING Lot #428 on said Plan.

FOR information purposes only: the APN is shown by the county assessor as 39.5A.227; source of title is Book 4591, Page 2284 (recorded 07/01/99)

TITLE to said premises vested in Israel Ingram, Jr., and Tioka W. Ingram, husband and wife, their heirs and assigns, as tenants by the entireties by Deed from Duncan Robert McIntyre and Deborah Lynn McIntyre, husband and wife dated 06/30/99 and recorded on 7/1/99 in the Chester County Recorder of Deeds in Book 4591, Page 2284.

BEING known as 224 Carlyn Court,
Downingtown, PA 19335

TAX Parcel Number: 39-5A-227

RESIDENTIAL dwelling

PLAINTIFF: The Bank of New York
Mellon (Trustee) (F/K/A) DBA CWABS Inc FKA
The Bank of New York

VS

DEFENDANT: **ISRAEL (JR.) &
TIOKA W. INGRAM aka ISRAEL INGRAM**

SALE ADDRESS: 224 Carlyn Court,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PATRICK
J. WESNER, 856-482-1400**

SALE NO. 13-11-920

Writ of Execution No. 12-05387

DEBT \$99,538.15

ALL THAT CERTAIN lot of land with the improvements thereon erected situate in the City of Coatesville, County of Chester and State of Pennsylvania, designated as No. 794 Coates Street, bounded and described as follows:

BEGINNING at a point on the southern curb line of Coates Street, a corner of land now or late of John W. Doan and distant twenty-eight feet eight inches west of the west line of a fourteen foot wide alley corresponding to Eighth Avenue; thence measuring along the said southern curb line of Coates Street westwardly fourteen feet two inches to a corner of land now or late of Hilton Matthews and extending back southwardly between parallel lines of that width at right angles to said Coates Street a distance of seventy-five feet to land now or late of Charles R. Ash.

THE eastern line of the lot herein conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining on the east, and the western line of the lot herein conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining on the west.

CONTAINING 1062 square feet of land, be the same more or less.

BEING the same premises which Ellamae McDuffy, by Deed dated October 1, 1996, and recorded January 2, 1997, in the Office of the Recorder of Deeds in and for the County of Chester, Deed Book 4125, Page 745, granted and conveyed unto Shaun M. Rogers and Cindy A. Rogers.

PARCEL No. 16-2-215

PLAINTIFF: Stonecrest Income &
Opportunity Fund LLC

VS

DEFENDANT: **SHAUN M. & CINDY
A. ROGERS**

SALE ADDRESS: 794 Coates St,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: SARAH E.
EHASZ, 412-434-7955

SALE NO. 13-11-921

Writ of Execution No. 12-13156

DEBT \$272,755.20

BY virtue of a Writ of Execution No.
12-13156

OWNER(S) of property situate in New
Garden Township, Chester County, Pennsylvania,
being 939 Newark Road, Toughkenamon, PA
19374-1036

PARCEL No. 60-3-72.1A

IMPROVEMENTS thereon: residential
dwelling

JDGMENT amount: \$272,755.20

PLAINTIFF: Bank of America NA
(S/B/M) DBA BAC Home Loans Servicing LP
(F/K/A) FKA Countrywide Home Loans Servicing
LP

VS

DEFENDANT: DAVID J. a/k/a
DAVID HIMELRIGHT & ALICIA L. a/k/a
ALICIA HIMELRIGHT

SALE ADDRESS: 939 Newark Rd,
Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: ALLISON
F. ZUCKERMAN, 215-563-7000

SALE NO. 13-11-923

Writ of Execution No. 12-12482

DEBT \$1,495.28

DOCKET NO. 12-12482

ALL THAT CERTAIN Unit in the
property known, named and identified in the
Declaration Plan referred to below as "Westtown
Mews", a Condominium located in the Township
of Westtown, County of Chester and State of
Pennsylvania.

TAX Parcel No. 67-2-270

PROPERTY address: 1518 Manley
Road Unit B23, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township

VS

DEFENDANT: HASSAN BANGURA

SALE ADDRESS: 1518 Manley Road,
Unit B23, West Chester, PA 19382

PLAINTIFF ATTORNEY: JAMES R.
WOOD, 866-211-9466

SALE NO. 13-11-924

Writ of Execution No. 12-09892

DEBT \$1,804,36

DOCKET NO. 12-09892

ALL THAT CERTAIN lot or piece of
ground, with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in the Township of Westtown, County of
Chester and State of Pennsylvania.

TAX Parcel No. 67-3-43

PROPERTY address: 115 West Hilltop
Road, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township

VS

DEFENDANT: J H M DEVELOP-
ERS INC

SALE ADDRESS: 115 W. Hilltop Rd,
West Chester, PA 19382

PLAINTIFF ATTORNEY: JAMES R.
WOOD, 866-211-9466

SALE NO. 13-11-926

Writ of Execution No. 12-00380

DEBT \$483,948.90

ALL THAT CERTAIN lot or piece of
ground situate in Uwchlan Township, Chester
County, Pennsylvania, bounded and described
according to a Plan of Subdivision for Shamona
South at Eagleview, now known as Claremont
Village at Eagleview drawn by Chester Valley
Engineers, Inc., dated 7/24/1998 and last revised
3/1/1999, said Plan recorded in Chester County as
Plan No. 14871, as follows, to wit

BEGINNING at a point on the north-
easterly side of Sherbrook Lane (43 feet wide) said
point being a corner of Lot No. 81 on said Plan;
thence extending from said point of beginning
along the northeasterly side of Sherbrook Lane,
north 12 degrees 38 minutes 66 seconds west
55.00 feet to a point of curve; thence leaving
Sherbrook Lane along the arc of a circle curving to
the right having a radius of 20.00 feet the arc dis-
tance of 31.42 feet to a point of tangent on the
southeasterly side of Langford Drive (43 feet
wide); thence extending along same the 2 follow-
ing courses and distances; (1) north 77 degrees 23
minutes 05 seconds east 23.50 feet to a point of
curve, and (2) northeastwardly along the arc of a
circle curving to the left having a radius of 71.50
feet the arc distance of 47.04 feet to a point, a cor-
ner of Lot No. 83 on said Plan; thence extending
along same the 2 following courses and distances,
(1) south 50 degrees 18 minutes 42 seconds east
and crossing a 3 feet wide easement, 31.50 feet to

a point, a corner, and (2) north 77 degrees 23 minutes 05 seconds east 83.25 feet to a point in line of "Remaining Area F" on said Plan; thence extending along said lands, south 02 degrees 10 minutes 11 seconds west 67.23 feet to a point, a corner of Lot No. 81 on said Plan; thence extending along same south 77 degrees 23 minutes 05 seconds west 172.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 82 as shown on the abovementioned Plan.

PARCEL No. 33-04-0439

BEING the same premises which Hankin Properties Partnership, a PA General Partnership, by Deed dated 5/10/00 in the Chester County Recorder of Deeds Office on 5/15/00 in Deed Book 4753, Page 1716, granted and conveyed unto David E. Barton and Amy A. Barton, husband and wife.

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: **DAVID E. & AMY A. BARTON**

SALE ADDRESS: 507 Sherbrook Ln, Downingtown, PA 19335

PLAINTIFF

ATTORNEY:

CHRISTOPHER ARTHUR DeNARDO, 610-278-6800

SALE NO. 13-11-927

Writ of Execution No. 07-10722

DEBT \$228,354.86

ALL THAT CERTAIN lot or parcel of land, situate on the south side of Temple Road, North Coventry Township, Chester County, Pennsylvania, bounded and described in accordance with a subdivision plan prepared for the Elizabeth H. Evans Estate dated 3/22/1985, latest revision 10/18/1985 by Ralph E. Shaner & Son Engineering Co., Pottstown, PA, as follows, to wit:

BEGINNING at a corner of Lot No. 2 located in the bed of Temple Road (legal width of 33 feet and ultimate width of 50 feet) and being distance 635.32 feet from the center of Evans Road (legal width of 23 feet and ultimate width of 50 feet); thence from said point of beginning leaving Temple Road and along Lot No. 2, south 27 degrees 55 minutes west, 357.27 feet to a corner; thence along Lot No. 3, south 32 degrees 23 minutes west, 190.52 feet to a corner of Lot No. 5; thence along Lot No. 5, north 68 degrees 43 minutes 40 seconds west, 489.02 feet to a corner on line of lands of Paul Taylor; thence along lands of Paul Taylor, north 01 degrees 53 minutes west,

294.77 feet to a corner of lands of Henry Burke; thence along lands of Henry Burke and lands of Kutz and James Evans, south 64 degrees 05 minutes east, 597.44 feet to a corner; thence continuing along lands of James Evans, north 27 degrees 55 minutes east 334.95 feet to a corner in the bed of Temple Road; thence in and along the bed of Temple Road, south 53 degrees 14 minutes east 50.60 feet to the place of beginning.

TITLE to said premises is vested in Michael Rodgers by Deed from Cartus Financial Corporation dated October 17, 2006 and recorded November 22, 2006 in Deed Book 7014, Page 1880.

PREMISES being known as: 1388 Temple Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-2-91

PLAINTIFF: Wells Fargo Bank NA (Trustee) AKA SASCO 2007-BC1

VS

DEFENDANT: **MICHAEL RODGERS**

SALE ADDRESS: 1388 Temple Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JOSEPH F. RIGA, 215-790-1010**

SALE NO. 13-11-928

Writ of Execution No. 13-01024

DEBT \$217,001.47

ALL THAT CERTAIN piece or ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of New London, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by Roy O. Yarnall, made by George E. Regester, Jr. and Sons, Inc., Kennett Square, PA dated 11/30/1978 and recorded 05/10/1979 in Plan File #2319 as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-356 known as "School Road" (33 feet wide) said point also being a corner of Lot #3; thence extending from said beginning point and along Lot #2 the 2 following courses and distances: (1) north 87 degrees 28 minutes 00 seconds west, 435.09 feet to an iron pin; and (2) north 28 degrees 20 minutes 00 seconds 239.22 feet to an iron pin in line of Lot #1; thence extending along same south 73 degrees 12 minutes 20 seconds east, 416.34 feet to a point on the title line in the bed of Public Road T-356 known as "School Road"; thence extending along same south 28 degrees 20 minutes 00 seconds west, 125.30 feet to the first mentioned point and place of beginning.

CONTAINING 1.707 acres of land, be the same more or less.

TAX Parcel #71-2-65

BEING known as 494 School Road, Lincoln University, PA 19352

IMPROVEMENTS: residential dwelling

UPI #71-2-65

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester, granted and conveyed unto Janet & Andrew Roark by deed dated February 2, 2005 and recorded February 7, 2005 in Chester County Record Book 6403, Page 855 for the consideration of \$185,550.00.

PLAINTIFF: Nationwide Advantage Mortgage Company

VS

DEFENDANT: **JANET & ANDREW ROARK**

SALE ADDRESS: 494 School Rd, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, 610-328-2887**

SALE NO. 13-11-929

Writ of Execution No. 13-04887

DEBT \$338,351.95

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, and Land Development Plan for Foxcroft made by Huth Engineers, Inc. dated 9/26/1977 and last revised 1/3/1978 and recorded in the Office for the Recording of Deeds in Plan No. 1528, as follows, to wit:

BEGINNING at a point on the north-westerly side of Charles Drive (50 feet wide) a corner of Lot No.16 on said plan: thence extending along the said side of Cheshire Drive measured north 89 degrees, 08 minutes, 23 seconds west, 120 feet to a point; thence leaving the said Cheshire Drive and extending north 00 degrees, 51 minutes, 37 seconds east, along line of Lot No. 18 on said , 180 feet to a point; thence extending south 89 degrees, 08 minutes, 23 seconds east, along line of Open Space, 120 feet to a point; thence extending south 00 degrees, 51 minutes, 37 seconds west, alongline of Lot No. 18 on said plan, 180 feet to a point on the northwesterly side of Cheshire Drive, the first mentioned point and place of beginning.

BEING LOT No. 17 on said Plan.

CONTAINING 21,600 square feet of

land, more or less.

BEING PARCEL #33-04P-0055.

IMPROVEMENTS: Residential dwelling.

UPI#33-4P-55

BEING THE SAME PREMISES which Geraldine M. Temoyan and Kenneth K. Temoyan granted and conveyed unto Geraldine M. Temoyan by Deed dated December 22, 2005 and recorded December 27, 2005 in Chester County Record Book 6722, Page 651 for the consideration of \$1.00.

PLAINTIFF: DLJ Mortgage Capital Inc.

VS

DEFENDANT: **GERALDINE M. TEMOYAN**

SALE ADDRESS: 505 Cheshire Dr., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, 610-328-2887**

SALE NO. 13-11-931

Writ of Execution No. 12-02521

DEBT \$398,560.76

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate in the Township of West Pikeland, County of Chester, State of Pennsylvania, bounded and described according to a plan of subdivision for Kevin Galbraith, made by Edward B. Walsh & Associates, Inc., Civil Engineers, Exton, PA dated 12/11/1991; last revised 12/30/1997 and recorded 2/19/1998 as Plan #14262 as follows, to wit:

BEGINNING at a point on the north-westerly side of Road "C" known as St. Peters Way (50 feet wide); said point being a corner of Lot #50 (as shown on said Plan); thence from said point of beginning extending along said road the two following courses and distances (1) south 46 degrees 24 minutes 41 seconds west 58.99 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 32.49 feet to point a corner of Lot #48; thence extending along same north 66 degrees 47 minutes 57 seconds west passing between a driveway easement areas D49 and D48, 182.57 feet to a point in line of open areas; thence extending along same north 46 degrees 24 minutes 41 seconds east, 167.00 feet to a point a corner of Lot #50, thence extending along same south 43 degrees 35 minutes 19 seconds east, 154.99 feet to the first mentioned point and place of beginning.

BEING Lot #48 as shown on said Plan.

CONTAINING 0.467 acres of land be

the same more or less.

BEING Chester County UPI #34-2-16.

TITLE to said premises is vested in Randall A. Stewart by Deed from Randall A. Stewart and Cynthia R. Stewart, dated September 27, 2002 and recorded October 3, 2002 in Deed Book 5406, Page 2309.

PREMISES being known as: 1620 Saint Peters Way, Chester Springs, Pennsylvania 19425.

TAX I.D. #: 34-2-16

PLAINTIFF: The Bank of New York Mellon (F/K/A) DBA The Bank of New York DBA CWMBS Inc

VS

DEFENDANT: **RANDALL A. STEWART**

SALE ADDRESS: 1620 Saint Peters Way, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JOSEPH F. RIGA, 215-790-1010**

SALE NO. 13-11-932

Writ of Execution No. 10-08333

DEBT \$444,644.46

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 11/20/2000 and recorded in Plan #90-15749 and Final Subdivision Plan of Brittany Hills, dated 5/30/2001, last revised 6/11/2001 and recorded in Plan #90-15866, as follows, to wit:

BEGINNING at a point on the easterly side of South Henley Drive, a corner of Lot No. 29; thence extending from said beginning along said Lot No. 29 north 52 degrees 20 minutes 23 seconds east crossing an easement 127 feet to a point in line of Lot No. 27; thence extending along same south 37 degrees 39 minutes 37 seconds east 61.50 feet to a point on the northerly side of Kendal Drive (50 feet wide); thence extending along same south 52 degrees 20 minutes 23 seconds west recrossing said easement 102 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning

BEING Lot No. 28 on said plan
CONTAINING 7676 s/f

TITLE to said premises is vested in Ajay K. Bhan and Cindy Bhan, husband and wife,

by deed from Wilkinson Heritage, LLC, a PA Limited Liability Company, dated June 28, 2004 and recorded August 24, 2004 in Deed Book 6261, Page 927 Document #10452319.

PREMISES being known as: 18 South Henley Drive, Avondale, Pennsylvania 19311.

TAX I.D. #: 60-4-324

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **AJAY K. & CINDY BHAN**

SALE ADDRESS: 18 South Henley Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **TERRENCE J. McCABE, 215-790-1010**

SALE NO. 13-11-934

Writ of Execution No. 12-13023

DEBT \$10,653.60

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Brough of West Chester, County of Chester and State of Pennsylvania, and described according to a Plan of Property of John O. Taylor Estates, said plan made by J. Veron Keech, Register Surveyor, dated 8/17/1963, as follows, to wit:

BEGINNING at a point on the southeasterly side of North Wayne Street at the distance of 85.90 feet measured on a bearing of north 23 degrees 14 minutes west along the said side of North Wayne Street from its point of intersection with the northwesterly side of West Gay Street; thence extending from said point of beginning south 67 degrees 0 minutes west, partly along the center line of a 2 feet wide covered alley 91.9 feet to a point on the northeasterly side of a certain 3 feet wide alley; said 3 feet wide alley extending southeastwardly from a 20 feet wide public alley and communicating with another 3 feet wide alley leading northeastwardly into North Wayne Street; thence extending north 23 degrees 14 minutes west along the said side of the first mentioned 3 feet wide alley 16 feet to a point; thence extending north 67 degrees 0 minutes east, partly along the center line of a division wall 91.50 feet to a side of North Wayne Street, 16 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Matthew B. Wiggins by Deed from Diane Lebold dated 2/27/2004 and recorded 3/5/2004 in the Chester County Recorder of Deeds in Book 6082, Page 1863.

BEING known as 106 N. Wayne Street,
West Chester, PA 19382

TAX Parcel Number: 1-8-321.4

RESIDENTIAL dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **MATTHEW B. WIG-**

GINS

SALE ADDRESS: 106 N Wayne
Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PATRICK
J. WESNER, 856-482-1400**

SALE NO. 13-11-935

Writ of Execution No. 13-05066

DEBT \$339,957.66

ALL THAT CERTAIN lot or piece of
ground situate in Franklin Township, Chester
County, Pennsylvania, bounded and described
according to a Final Plan of Landenberg
Highlands, drawn by Hillcrest Associates, Inc.,
dated June 4, 1997, and last revised November 24,
1997, and Plan recorded in Chester County as Plan
No. 14334, as follows, to wit:

BEGINNING at a point on the south-
westerly side of the cul de sac (of irregular width)
at the terminus of Victorian Lane (50 feet wide
Private Right of Way), said point being a corner of
Lot No. 28 on said Plan; thence extending from
said point of beginning along Lot No. 28, south 54
degrees 25 minutes 45 seconds west, 230.51 feet to
a point in line of lands marked Open Space on said
Plan; thence extending along said lands, north 2
degrees 8 minutes 48 seconds west, 217.05 feet to
a point; a corner of Lot No. 26 on said Plan; thence
extending along same, south 77 degrees 11 min-
utes 26 seconds east, 192.33 feet to a point on the
northwesterly side of the aforementioned cul de
sac; thence extending southwestwardly, south-
wardly and southeastwardly along the northwester-
ly, westerly and southwesterly sides of said cul de
sac along the arc of a circle curving to the left hav-
ing a radius of 50.00 feet the arc distance of 42.22
feet to the first mentioned point and place of begin-
ning.

BEING Lot 27 as shown on the above
mentioned Plan.

BEING Parcel #72-03-0088

IMPROVEMENTS: residential
dwelling

UPI #72-3-88

BEING the same premises which Pablo
M. Demucha and Rosario Demucha, husband and
wife, granted and conveyed unto Pablo M.
Demucha, married, by Deed dated December 10,

2004 and recorded March 16, 2005 in Chester
County Record Book 6436, Page 492 for the con-
sideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust
Company Americas (Trustee) DBA Residential
Accredit Loans Inc

VS

DEFENDANT: **PABLO M.
DEMUCHA**

SALE ADDRESS: 3 Victorian Lane,
Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MARTHA
E. VON ROSENSTIEL, 610-328-2887**

SALE NO. 13-11-936

Writ of Execution No. 13-03973

DEBT \$296,968.50

BY virtue of a Writ of Execution No.
13-03973

OWNER(S) of property situate in Caln
Township, Chester County, Pennsylvania, being 35
Deerfield Drive, Thorndale, PA 19372-1166

PARCEL No. 39-4-232

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$296,968.50

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MELISSA L. &
SCOTT A. KOSKOSKI**

SALE ADDRESS: 35 Deerfield Dr,
Thorndale, PA 19372

PLAINTIFF ATTORNEY: **MELISSA
JUSTINE CANTWELL, 215-563-7000**

SALE NO. 13-11-937

Writ of Execution No. 12-10072

DEBT \$207,875.28

ALL THAT CERTAIN buildings and
improvements thereon erected, situate in the
Township of East Pikeland, County of Chester and
Commonwealth of Pennsylvania, bounded and
described according to a subdivision plan made by
Coventry Associates, Pottstown, Pennsylvania,
dated July 7, 1980, last revised February 13, 1981,
as follows, to wit:

BEGINNING at a point on the south-
westerly right of way line of Ridge Road (Route
#23) which point is at the distance of 100 feet
northwest from a point in corner of land now or
late of H.H. & V.M. Wells; thence extending from
said point of beginning along Lot No. 6 on said
Plan the two (2) following courses and distances,

viz: (1) south 62 degrees 20 minutes 47.6 seconds west 25 feet; and (2) south 68 degrees 2 minutes 58.4 seconds west 189.03 feet to a point in corner in line of land now or late of Puleo; thence extending along said land north 49 degrees 30 minutes west 157.67 feet to a point a corner of Lot No. 3 on said Plan; thence extending along said Lot No. 3 and 4 on said Plan, north 50 degrees 49 minutes 52.9 seconds east 277.34 feet to a point on the southwesterly right of way line on Ridge Road aforesaid; thence extending along the said side thereof south 27 degrees 39 minutes 12.9 seconds east 220.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said Plan.

BEING Parcel No. 26-3A-52.

BEING the same premises which Annette Moran, Ino Vandersteur and Pamela Vandersteur, husband and wife, by Deed dated 8/11/04 and recorded in the Chester County Recorder of Deeds Office on 8/16/04 in Deed Book 6253, Page 910, granted and conveyed unto Paul Kerrigan and Carlton Ann Daily-Kerrigan, husband and wife.

PLAINTIFF: HSBC Bank USA
National Association (Trustee) DBA Citigroup
Mortgage Loan Trust Inc

VS

DEFENDANT: **PAUL KERRIGAN &
CARLTON ANN DAILEY-KERRIGAN**

SALE ADDRESS: 26 Ridge Rd,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY:
**CHRISTOPHER ARTHUR DeNARDO, 610-
278-6800**

SALE NO. 13-11-938

Writ of Execution No. 11-13437

DEBT \$259,004.38

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon situate in the Township of Westtown, County of Chester, State of Pennsylvania, and described according to a Plan known as "Wedgewood Park", said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, dated April 27, 1956, as follows, to wit:

BEGINNING at a point on the northeasterly side of Larchwood Road (fifty feet wide) said point being measured by the two following courses and distances from a point of curve on the northwesterly side of Oakbourne Road (forty feet wide) (1) leaving Oakbourne Road on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and

twenty-seven hundredths feet to a point of tangent on the northeasterly side of Larchwood Road, and (2) north sixteen degrees, one minutes twenty seconds west measured along the said side of Larchwood Road, one hundred sixty feet to the point of beginning; thence extending from said point of beginning north sixteen degrees one minutes twenty seconds west measured along the said side of Larchwood Road one hundred thirty feet to a point; thence extending south twelve degrees one minute east one hundred thirty and thirty-two hundredths feet to a point; thence extending south seventy-three degrees fifty-eight minutes forty seconds west one hundred seventy-nine and twenty hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 21 on the above-mentioned Plan.

CONTAINING in area twenty-three thousand, eight hundred eighty-eight (23,888) square feet more or less.

TITLE to said premises is vested in John R Eyler and Cynthia B Eyler by Deed from Audrey I. Sheehan, dated July 15, 2004 and recorded July 30, 2004 in Deed Book 6235, Page 2089.

PREMISES being known as: 106 Larchwood Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 67-4C-48

PLAINTIFF: Bank of America NA
(S/B/M) FKA BAC Home Loans Servicing, LP
(F/K/A) FKA Countrywide Home Loans, LP

VS

DEFENDANT: **JOHN R. & CYN-
THIA B. ELYER**

SALE ADDRESS: 106 Larchwood
Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JOSEPH F.
RIGA, 215-790-1010**

SALE NO. 13-11-939

Writ of Execution No. 12-02383

DEBT \$212,084.04

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Reeder, Magarity and Bryant, Professional Engineers, Upper Darby, PA on May 14, 1951 as follows:

BEGINNING at a point in the center line of Chester Road (as shown on said Plan) at the distance of 125 feet measured north 25 degrees 8 minutes west along same from its intersection with

the center line of Marlboro Road (50 feet wide); thence extending from said beginning point and along the said center line of Chester Road north 25 degrees 8 minutes west 100 feet to a point; thence extending south 64 degrees 52 minutes west 200 feet to a point; thence extending south 25 degrees 8 minutes east 100 feet to a point; thence extending north 64 degrees 52 minutes east 200 feet to the first mentioned point and place of beginning.

BEING Lot No. 157 Chester Road, as shown on said Plan.

BEING UPI # 67-3-74.

COMMONLY known as: 1004 S. Chester Road, West Chester, PA 19382

TITLE to said premises is vested in Jack Robert Bailey by Deed from Joan S. Johnson, dated 1/20/2006 and recorded on 2/1/2006 in Book 6753, Page 546.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JACK ROBERT BAILEY**

SALE ADDRESS: 1004 S. Chester Rd, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

SALE NO. 13-11-941

Writ of Execution No. 12-08794

DEBT \$1,547.05

DOCKET NO. 12-08794

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania.

TAX Parcel No. 39-2N-29

PROPERTY address: 576 Lancaster Court, Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **BENJAMIN W. & SHAWNA L. STEWART**

SALE ADDRESS: 576 Lancaster Ct, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

SALE NO. 13-11-942

Writ of Execution No. 13-01853

DEBT \$327,987.59

TAX Parcel #11-1-19

PROPERTY address: 414 Sunset Drive, Downingtown, PA 19335

IMPROVEMENTS: a residential

dwelling.

SOLD as the property of: Kimberly Hunter Courtney and Brian S. Courtney

PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **KIMBERLY HUNTER & BRIAN S. COURTNEY**

SALE ADDRESS: 414 Sunset Dr, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

, SALE NO. 13-11-943

Writ of Execution No. 13-05393

DEBT \$106,976.41

ALL THAT CERTAIN lot of land situate on the southerly side of road leading from Hickory Hill to Lewisville (Pa., State Highway #472) in Elk Township, Chester County, Pa. bounded and described in accordance with survey made 11/28/1952 by Arthur Crowell, Registered Surveyor, as follows:

BEGINNING at a point in the center line of the road leading from Hickory Hill to Lewisville, Pa., State Highway #472, which point of beginning is westward about 378 feet from the intersection of the center line of said Route #472 with the center line of an unimproved road leading southward from Route #472, a corner of land, now or late of T.L. Fisher; thence continuing along the center of said Route #472 and by land of D.L. Kauffman, south 64 degrees, 40 minutes east, 163.8 feet to a point; thence leaving said road and by other last of Charles C. Fuddy, et ux and passing over an iron pin distant 20 feet, south 2 degrees, 30 minutes west, 254 feet to an iron pin; thence by the same, north 87 degrees, 30 minutes west, 151 feet to an iron pin and north 2 degrees, 30 minutes east, passing over an iron pin in the south road bank, 318 feet to the first mentioned point and place of beginning.

CONTAINING 1 acre of land, more or less.

CHESTER County Tax Parcel #70-4-28.

TAX Parcel #: 70-4-28

BEING known as: 1600 Lewisville Road, Oxford, PA 19363

BEING the same premises which Juddie D. McKinney and Patricia G. McKinney, husband and wife, by Deed dated 11/27/96 and recorded 12/4/96, in the Office of the Recorder of

Deeds in and for Chester County, in Deed Book 4114 Page 606, granted and conveyed unto B. Neil McFadden and Dana E. McFadden, husband and wife

PLAINTIFF: JPMorgan Chase Bank
NA

VS
DEFENDANT: **DANA E. & B. NEIL
aka B.N. McFADDEN**

SALE ADDRESS: 1600 Lewisville Rd, Oxford, PA 19363

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

SALE NO. 13-11-944

Writ of Execution No. 13-03956

DEBT \$205,954.00

ALL THOSE TWO CERTAIN lots of land with improvements thereon erected, designated as Lot #184 and 185 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols and more particularly bounded and described as follows:

BEGINNING at a stake on the north line of George Street, a corner of Lot #186 now owned by the Grantor herein; thence along the said north line of George Street south 70 degrees 07 minutes west 100 feet to a stake, a corner of Lot #183 now owned by the Grantor herein; thence by said Lot #183 north 19 degrees 53 minutes west 150 feet to a stake in the south line of Ross Street north 70 degrees 07 minutes east 100 feet to a stake, a corner of said Lot #186; thence by said Lot #186 south 19 degrees 53 minutes east 150 feet to the place of beginning.

BEING UPI No. 38-5C-47

BEING the same premises which Glenn E. Reeves, Jr. and Joyce L. Reeves, husband and wife, by Deed dated May 25, 2005 and recorded June 1, 2005 in Chester County in Book 6506, Page 824, et seq., granted and conveyed unto Con-Lyn Properties of Pennsylvania, LLC, in fee.

TO be sold as the property of Con-Lyn Properties of Pennsylvania, LLC

PLAINTIFF: HCNP 1 LLC (Assignee)
DBA National Penn Bank

VS
DEFENDANT: **CON-LYN PROPERTIES OF PENNSYLVANIA LLC**

SALE ADDRESS: 937-939 George St, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KURT ALTHOUSE, 610-374-8377**

SALE NO. 13-11-945

Writ of Execution No. 13-04073

DEBT \$188,789.39

BY virtue of a Writ of Execution No. 13-04073

OWNER(S) of property situate in Valley Township, Chester County, Pennsylvania, being 32 Cynthia Road, Coatesville, PA 19320-2718

PARCEL No. 38-4-131
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$188,789.39

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: **JAMES L. MATTSON, JR. and KELLY S. HAYES**

SALE ADDRESS: 32 Cynthia Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ADAM H. DAVIS, 215-563-7000**

SALE NO. 13-11-946

Writ of Execution No. 13-05556

DEBT \$266,090.41

By virtue of a Writ of Execution No. 13-0556

Owner(s) of property situate in Westtown Township, Chester County, Pennsylvania being 415 Leslie Lane, West Chester, PA 19382-0000

Parcel No. 67-2H-5

IMPROVEMENTS: Residential Property

Judgment Amount: \$266,090.41

PLAINTIFF: JPMorgan Chase Bank N A (s/b/m) DBA Chase Home Finance LLC

VS

DEFENDANT: **JOHN F. & KATHLEEN E. GRUBB**

SALE ADDRESS: 415 Leslie Ln., West Chester, PA 19382

PLAINTIFF ATTORNEY: **ADAM H. DAVIS, 215-563-7000**

SALE NO. 13-11-947

Writ of Execution No. 13-04551

DEBT \$231,327.19

BY virtue of a Writ of Execution No. 13-04551

OWNER(S) of property situate in West Chester Borough, Chester County, Pennsylvania, being 338 West Gay Street, West Chester, PA

19380-2819

PARCEL No. 1-8-394

dwelling

IMPROVEMENTS thereon: residential

JUDGMENT amount: \$231,327.19

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **EVAN T. WAWRZY-****NIAK**SALE ADDRESS: 338 W Gay St,
West Chester, PA 19380PLAINTIFF ATTORNEY: **ADAM H.
DAVIS, 215-563-7000****SALE NO. 13-11-948****Writ of Execution No.11-09004****DEBT \$200,820.56**BY virtue of a Writ of Execution No.
11-09004OWNER(S) of property situate in the
Township of Charlestown, County of Chester and
Commonwealth of Pennsylvania, being 28 Marian
Road, Phoenixville, PA 19460-2911

PARCEL No. 35-02E-0019

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$200,820.56

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **RACHELLE R. &
ROBERT A. (JR.) FEDICK**SALE ADDRESS: 28 Marian Rd,
Phoenixville, PA 19460PLAINTIFF ATTORNEY: **JOSEPH
E. DeBARBERIE, 215-563-7000****SALE NO. 13-11-949****Writ of Execution No. 13-03432****DEBT \$289,265.98**ALL THAT CERTAIN lot of land situ-
ate in Township of Thornbury, Chester County,
Pennsylvania:BEING known as 185 Lydia Lane,
(Thornbury Township), West Chester, PA 19382

PARCEL Number: 66-3-8.16

IMPROVEMENTS: residential proper-
ty

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **SUN OK & PILL
WON PARK**

SALE ADDRESS: 185 Lydia Ln, West

Chester, PA 19382

PLAINTIFF ATTORNEY: **J. ERIC
KISHBAUGH, 856-669-5400****SALE NO. 13-11-950****Writ of Execution No. 13-05809****DEBT \$27,828,436.57**

ALL THAT CERTAIN Unit being Unit
“A” of Deerfield Center, a Condominium, located
in East Whiteland Township, Chester County,
Pennsylvania, which Unit is designated in the
Declaration of Condominium of Deerfield Center,
a Condominium (the “Declaration of
Condominium”) recorded in the Recorder of
Deeds Office of Chester County, Pennsylvania in
Record Book 5154 Page 1977 as amended and
restated by Amended and Restated Declaration of
Condominium, “Deerfield Center, a
Condominium” dated as of 6/24/2005 and also as
described according to a Plan titled Deerfield
Center-A Condominium, Condominium Plats and
Plans by Momen and Associates, Inc., dated
12/17/2001, as follows, to wit:

BEGINNING at a point, said point
being located the following course and distance
from the intersection of the northerly side of
Lancaster Avenue (70.00 feet wide) and the west-
erly property line of said property, (I) north 08
degrees 22 minutes 59 seconds east 318.28 feet to
the point arid place of beginning; thence north 56
degrees 42 minutes 21 seconds west, 68.35 feet to
a point, thence north 11 degrees 44 minutes 22 sec-
onds west 121.26 feet to a point; thence along the
arc of a circle curving to the right, having a radius
of 108.00 feet the arc distance of 84.93 feet, hav-
ing a chord of north 45 degrees 03 minutes 17 sec-
onds east 82.75 feet to a point; thence north 33
degrees 18 minutes 54 seconds east 121.10 feet to
a point; thence north 78 degrees 17 minutes 33 sec-
onds east 45.19 feet to a point; thence south 56
degrees 42 minutes 27 seconds east 64.78 feet to a
point; thence south 33 degrees 17 minutes 30 sec-
onds west 157.81 feet to a point; thence south 11
degrees 42 minutes 27 seconds east 125.92 feet to
a point; thence south 33 degrees 17 minutes 33
seconds west 68.36 feet to the first mentioned
point and place of beginning.

TOGETHER with an undivided interest
in the Common Elements as more particularly as
set forth in the Declaration of Condominium.

CONTAINING 38,898 sq. feet (0.8930
acres) of land, more or less.

BEING UPI# 42-4-125.5.

AND being the same premises which
Deerfield Corporate Center I Associates, LP, a

Pennsylvania Limited Partnership by Special Warranty Deed dated 6/24/2005 and recorded 7/11/2005 in the County of Chester in Record Book 6544 Page 973, granted and conveyed unto Liberty Malvern, LP, a Delaware Limited Partnership, in fee.

PLAINTIFF: JPMCC 2005-CIBC13
Offices of PA Limited Partnership
VS

DEFENDANT: **LIBERTY
MALVERN, LP**

SALE ADDRESS: 100 Deerfield Lane,
East Whiteland Township, PA 19355

PLAINTIFF ATTORNEY: **CHRIS-
TINE R. O'NEIL, 215-665-8500**

SALE NO. 13-11-951

Writ of Execution No. 13-02618

DEBT \$190,468.22

BY virtue of a Writ of Execution No.
13-02618

OWNER(S) of property situate in the
Phoenixville Borough, 4th, Chester County,
Pennsylvania, being 121 North Street,
Phoenixville, PA 19460-3225

PARCEL No. 15-5-467

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$190,468.22

PLAINTIFF: The Bank of New York
Mellon (F/K/A) FKA The Bank of New York
(Trustee) DBA CWABS Inc

VS

DEFENDANT: **WENDELL aka
WENDEL & CHRISTINE E. JOHNSON**

SALE ADDRESS: 121 North St,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MELISSA
JUSTINE CANTWELL, 215-563-7000**

SALE NO. 13-11-952

Writ of Execution No. 13-05329

DEBT \$391,237.78

ALL THAT CERTAIN lot or piece of
ground, with the buildings and improvements
thereon erected, situate in West Caln Township,
Chester County, Commonwealth of Pennsylvania,
bounded and described according to a Plan of
Cambridge Oaks, dated 6/21/01, last revised
6/9/02 and recorded as Chester County Plan
#16363, as follows, to wit:

BEGINNING at a point on the souther-
ly side on an unnamed road, a corner of Lot #16 on
said Plan; thence extending along the same, south

08 degrees 42 minutes 42 seconds west 344.81 feet
to a point, on line of lands now or late of Ronald L.
Taggart; thence extending along the same, north 88
degrees 07 minutes 00 seconds west 150.18 feet to
a point, a corner of Lot #18; thence extending
along the same, north 08 degrees 27 minutes 24
seconds east 371.08 feet to a point on the souther-
ly side of an unnamed road, aforesaid; thence
extending along the same, the 2 following courses
and distances, to wit: (1), on the arc of a circle,
curving to the left, having a radius of 250.00 feet,
the arc distance of 93.70 feet; & (2), south 84
degrees 41 minutes 38 seconds east 58.48 feet to a
point, a corner of Lot #16 on said Plan, the first
mentioned point and place of beginning.

BEING Lot #17 on said Plan.

BEING Chester County UPI 28-4-
55.17.

TAX Parcel #: 28-4-55.17

BEING known as: 115 Jacobs Drive,
Coatesville, PA 19320

BEING the same premises which
Cayman Consulting, Inc., by Deed dated 10/6/04
and recorded 10/14/04, in the Office of the
Recorder of Deeds in and for Chester County, in
Deed Book 6307 Page 1623, granted and conveyed
unto Carlette S. Miller.

PLAINTIFF: The Bank of New York
Mellon (F/K/A) FKA The Bank of New York
(Trustee) DBA CWABS Inc

VS

DEFENDANT: **CARLETTE S.
MILLER**

SALE ADDRESS: 115 Jacobs Drive,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SALVA-
TORE FILIPPELLO, 215-627-1322**

SALE NO. 13-11-953

Writ of Execution No. 12-11664

DEBT \$849,742.92

ALL THAT CERTAIN lot or piece of
ground, situate in Kennett Township, Chester
County and State of Pennsylvania, bounded and
described according to Final Subdivision Plan of
Property of F. Lance Sumser, Inc. made by G.D.
Houtman and Sons, Inc., Civil Engineers-Land
Planners dated April 3, 1989 and last revised April
21, 1989 and recorded in Chester County as Plan
No. 9286-9289 and being more fully described as
follows, to wit:

BEGINNING at a point on the west
side of Stonepine Drive said point being the south-
east corner of Lot No. 6 as shown on Plan; thence
extending along said Stonepine Drive the two (2)

following courses and distance: (1) on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 10 feet to a point of tangent; and (2) south 42 degrees 00 minutes 00 seconds west, 243 feet to a corner of Lot No. 3; thence extending along same north 60 degrees 20 minutes 00 seconds west and crossing a 25 feet wide drainage easement 357 feet to a corner of storm water management basin and access easement; thence extending north 9 degrees 20 minutes 00 seconds west, 115 feet to a point in the said easement; thence extending north 4 degrees 00 minutes 00 seconds east, 50 feet to a point in aforesaid easement; thence extending out of said easement south 76 degrees 06 minutes 49 seconds east, and crossing Wetlands Easement, 330.53 feet to a point; thence extending south 67 degrees 20 minutes 00 seconds east, 188 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINING 2.038 acres of land, more or less.

BLR No: 62-4-194.4

PLAINTIFF: Washington First Bank
VS

DEFENDANT: **ROBERT G. TSAGANOS and KATINA L. TSAGANOS**

SALE ADDRESS: 108 Stonepine Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **STEPHEN J. LABROLI, 215-567-1530**

SALE NO. 13-11-954

Writ of Execution No. 09-07003

DEBT \$811,164.63

ALL THAT CERTAIN tract or piece of land situate on the south side of Honeysuckle Lane and being Lot 7 of the Briarwood Subdivision Phase II situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania being more fully bounded and described in accordance with a survey by Andrew F. Kent, P.L.S., designated 223-03-87, as follows, to wit:

BEGINNING at an iron pin in the southern right of way line of Honeysuckle Lane (50 feet wide), a corner of Lot 6; thence leaving said right of way along Lot 6, south 08 degrees 27 minutes 09 seconds west, 329.76 feet to an iron pin in line of lands of William G. Sweinhart and Anna J. Sweinhart, his wife; thence along lands of the same, north 82 degrees 07 minutes 46 seconds west, 162.01 feet to an iron pin, a corner of lands of David J. McGrath and Gladys H. McGrath, his

wife; thence along lands of the same, south 88 degrees 09 minutes 48 seconds west, 283.37 feet to an iron pin, a corner of Lot 8; thence along Lot 8, north 48 degrees 00 minutes 38 seconds east, 418.00 feet to an iron pin in the southwestern right of way of the cul-de-sac of Honeysuckle Lane; thence along said cul-de-sac and the right of way of Honeysuckle Lane the three (3) following courses and distances: (1) in an easterly direction by a line curving to the left having a central angle of 111 degrees 16 minutes 39 seconds, a radius of 60.00 feet and a distance along the arc of 116.53 feet to an iron pin (2) in an easterly direction by a line curving to the right having a central angle of 55 degrees 46 minutes 16 seconds, a radius of 20.00 feet and a distance along the arc of 19.47 feet to an iron pin (3) north 92 degrees 30 minutes 15 seconds east, 67.99 feet to an iron pin, the place of beginning.

CONTAINING 2.00 acres.

CHESTER County Tax Parcel 17-2-4.9.

TITLE to said premises is vested in Barbara J Lenzi and Thomas C Lenzi by Deed from Charles G. Kersch and Betty M. Kersch, dated March 31, 1989 and recorded April 6, 1989 in Deed Book 1485, Page 254.

PREMISES being known as: 1804 Honeysuckle Lane, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-4-4.9

PLAINTIFF: Asset Bank
VS

DEFENDANT: **BARBARA J. & THOMAS C. LENZI**

SALE ADDRESS: 1804 Honeysuckle Ln, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JOSEPH F. RIGA, 215-790-1010**

SALE NO. 13-11-955

Writ of Execution No. 10-10453

DEBT \$264,547.15

BY virtue of a Writ of Execution No. 2010-10453

OWNER(S) of property situate in Valley Township, Chester County, Pennsylvania, being 350 Airport Road, Coatesville, PA 19320-1862

PARCEL No. 38-1-3.1A
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$264,547.15

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **GLENN J. & CAROL****S. FORTE**SALE ADDRESS: 350 Airport Rd,
Coatesville, PA 19320PLAINTIFF ATTORNEY: **JOSEPH
E. DeBARBERIE, 215-563-7000****SALE NO. 13-11-956****Writ of Execution No. 12-00748****DEBT \$327,664.49**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc., dated 12-12-2003 last revised 12-14-2004 and recorded as Plan File No. 17297, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Road E (Shoreham Drive), a corner of Lot 144 on said Plan; thence extending along Road E (Shoreham Drive) on the arc of a circle curving to the right having a radius of 775.00 feet the arc distance of 22.03 feet to a point, a corner of Lot 146; thence extending along same south 03 degrees 29 minutes 12 seconds west 122.03 feet to a point in line of Open Space B; thence extending along same, south 86 degrees 30 minutes 48 seconds west 22.00 feet to a corner of Lot 144, aforementioned; thence along same north 03 degrees 29 minutes 12 seconds east 120.84 feet to the first mentioned point and place of beginning.

CONTAINING 2,673 square feet more or less.

BEING Lot 145 on said Plan.

BEING UPI #47-5-274

TITLE to said premises is vested in Bret Anthony Baker by Deed from Baker Residential of Pennsylvania, LLC, dated August 11, 2006 and recorded August 23, 2006 in Deed Book 6934, Page 1552.

PREMISES being known as: 17 Shoreham Drive, Coatesville, Pennsylvania 19320.

TAX I.D. #: 47-05-0274

PLAINTIFF: Bank of America (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **BRET ANTHONY****BAKER**SALE ADDRESS: 17 Shoreham Dr,
Coatesville, PA 19320PLAINTIFF ATTORNEY: **CELINE****DERKRIKORIAN, 215-790-1010****SALE NO. 13-11-957****Writ of Execution No. 12-12675****DEBT \$321,536.75**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Windsor Ridge" made by Horizon Engineering Associates, LLC, Quakertown, PA, dated August 14, 2002, last revised May 20, 2005, recorded September 22, 2005, as Plan No. 17585 as follows, to wit:

BEGINNING at a point on the northerly side of Cavalier Lane, a corner of Lot 42 on said Plan; thence extending along Cavalier Lane, south 79 degrees 16 minutes 50 seconds west, 20.00 feet to a point a corner of Lot 44; thence extending along Lot 44, north 10 degrees 43 minutes 10 seconds west, 112.00 feet to a point on the southerly side of Lane DD; thence extending along Lane DD, north 79 degrees 16 minutes 50 seconds east, 20.00 feet to a point a corner of Lot 42, aforesaid; thence extending along Lot 42, south 10 degrees 43 minutes 10 seconds east, 112.00 feet to the first mentioned point and place of beginning.

BEING Lot 43 on said Plan.

TAX ID/Parcel No. UPI #32-2-59

BEING the same premises which Pulte Homes of PA, Limited Partnership, by Deed dated 3/13/08 and recorded in the Chester County Recorder of Deeds Office on 4/16/08 in Deed Book 7411, Page 1, granted and conveyed unto Jeffrey A. Lambert and Doreen E. Lambert, husband and wife, as tenants by the entirety.

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **JEFFREY A. &****DOREEN E. LAMBERT**SALE ADDRESS: 1918 Cavalier
Lane, Chester Springs, PA 19425

PLAINTIFF ATTORNEY:

CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**SALE NO. 13-11-959****Writ of Execution No. 13-02945****DEBT \$142,906.28**

BY virtue of a Writ of Execution No. 13-02945

OWNER(S) of property situate in the

East Caln Township, Chester County, Pennsylvania, being 400 Winding Way #2, a/k/a 400 Winding Way Unit 2, Downingtown, PA 19335-3280

PARCEL No. 40-2-551

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$142,906.28

PLAINTIFF: Pennymac Mortgage Investment Trust Holdings I LLC

VS

DEFENDANT: **BARTHOLOMEW & PATRICIA fka PATRICIA MESSINA TUNNEY**

SALE ADDRESS: 400 Winding Way #2, a/k/a 400 Winding Way Unit 2, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-11-960

Writ of Execution No. 12-04902

DEBT \$127,960.31

BY virtue of a Writ of Execution No. 12-04902

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 359 Emmett Street, Phoenixville, PA 19460-3157

PARCEL No. 15-5-115

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$127,960.31

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **WAYNE CRUMB**

SALE ADDRESS: 359 Emmett St, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOSEPH E. DEBARBERIE, 215-563-7000**

SALE NO. 13-11-961

Writ of Execution No. 12-00939

DEBT \$321,833.73

BY virtue of a Writ of Execution No. 12-00939

OWNER(S) of property situate in the Township of East Bradford, County of Chester and State of Pennsylvania, being 851A Brandywine Road, Downingtown, PA 19335-4003

PARCEL No. 51-2-110.7A

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$321,833.73

PLAINTIFF: US Bank National Association (Trustee) DBA Structured Asset Securities Corporation Mortgage Pass-Through Certificates

VS

DEFENDANT: **JAMES R. & PATRICIA A. MARTIN**

SALE ADDRESS: 851A Brandywine Rd, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JONATHAN LOBB, 215-563-7000**

SALE NO. 13-11-962

Writ of Execution No. 12-05344

DEBT \$106,493.76

BY virtue of a Writ of Execution No. 12-05344

OWNER(S) of property situate in the 4th Ward of Phoenixville Borough, Chester County, Pennsylvania, being 139 Emmett Street, Phoenixville, PA 19460-3156

PARCEL No. 15-05-0159

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$106,493.76

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL & CATHERINE aka CATHERINE I. PLETCHER**

SALE ADDRESS: 139 Emmett St, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JONATHAN LOBB, 215-563-7000**

SALE NO. 13-11-963

Writ of Execution No. 12-10404

DEBT \$110,791.35

BY virtue of a Writ of Execution No. 12-10404

OWNER(S) of property situate in the Sixth Ward of the Borough of Phoenixville, Chester County, Pennsylvania, being 527 Nutt Road, Phoenixville, PA 19460-3330

PARCEL No. 15-12-167

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$110,791.35

PLAINTIFF: Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc

VS

DEFENDANT: **MARK F. RONCASE**

SALE ADDRESS: 527 Nutt Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-11-964

Writ of Execution No. 10-15084

DEBT \$31,317.30

BY virtue of a Writ of Execution No. 2010-15084-RC

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 357 Devon Drive, Exton, PA 19341-1748

PARCEL No. 33-5J-303

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$313,170.30

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **ROBERT C. & LISA**

KENT

SALE ADDRESS: 357 Devon Dr, Exton, PA 19341

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-11-965

Writ of Execution No. 12-02550

DEBT \$407,996.39

ALL THAT CERTAIN lot of land situate in Upper Oxford Township, Chester County, Pennsylvania:

BEING known as 125 Forest Manor Road, Lincoln University, PA 19352

PARCEL Number: 57-8-18.1

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **NEIL LINKMEYER**

SALE ADDRESS: 125 Forest Rd, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **NICOLE B. LaBLETТА, 856-669-5400**

SALE NO. 13-11-966

Writ of Execution No. 12-08407

DEBT \$203,634.22

ALL THAT CERTAIN lot or piece of ground, the buildings and improvements thereon erected, hereditaments and appurtenances, situate

in the Township of Tredyffrin, County of Chester and State of Pennsylvania, and described according to a Plan of Lots, made for Maynard Poole, Inc., by Damon and Foster, Civil Engineers at Sharon Hill, PA under dated of 2-22-1955, last revised 6-10-1955 as follows, to wit:

BEGINNING at a point on the northwesterly side of Pugh Road at the distance of 157.76 feet, measures south 82 degrees 49 minutes west, along the northwesterly side of Pugh Road from a point an angle therein which at the distance of 851.66 feet, measured south 69 degrees 20 minutes west, along the northwesterly side of Pugh Road to a point a corner formed by its intersection (if extended) to intersect with the original center line of Old Eagle School Road (33 feet wide) thence continuing along the northwesterly side of Pugh Road, south 82 degrees 49 minutes west, 100.57 feet to a point, thence leaving the said side of Pugh Road and extending north 11 degrees 25 minutes west, 295.85 feet to a point, thence extending north 76 degrees 16 minutes 20 seconds east, 102.05 feet to a point, thence extending south 11 degrees 06 minutes 15 seconds east, 307.41 feet to the northwesterly side of Pugh Road, being the first mentioned point and place of beginning.

PARCEL No. 43-06K-0006

BEING the same premises which Mark E. Hahn and Joan M. Hahn, by Deed dated 6/27/00 and recorded in the Chester County Recorder of Deeds Office on 7/14/00 in Deed Book 4784, Page 1307, granted and conveyed unto Philip V. Tiewater and Beth K. Tiewater, husband and wife, tenants by the entireties

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **PHILIP V. & BETH K. TIEWATER**

SALE ADDRESS: 613 Pugh Rd, Wayne, PA 19087

PLAINTIFF ATTORNEY: **CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

SALE NO. 13-11-967

Writ of Execution No. 10-13934

DEBT \$3,262.94

DOCKET NO. 10-13934

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements hereon erected, situated in the Township of Caln, County of Chester, and State of Pennsylvania.

TAX Parcel No. 39-2L-77

PROPERTY address: 103 Glen Ridge

Drive, Caln Township, Pennsylvania
PLAINTIFF: Township of Caln
VS
DEFENDANT: **LAURA LOCKER**
(aka) aka **LAURA OUTT**
SALE ADDRESS: 103 Glen Ridge
Drive, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **JAMES R.**
WOOD, 866-211-9466

SALE NO. 13-11-968
Writ of Execution No. 12-08664
DEBT \$1,536.97

DOCKET NO. 12-08664
ALL THAT CERTAIN messuage and
tract of land with the hereditaments and appurtenances, situate in Caln Township, (erroneously described in former conveyances as Valley Township), Chester County, Pennsylvania.
TAX Parcel No. 39-4A-6
PROPERTY address: 2609 Kings
Highway, Caln Township, Pennsylvania
PLAINTIFF: Township of Caln
VS
DEFENDANT: **NICHOLAS BUCCI**
SALE ADDRESS: 2609 Kings
Highway, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **JAMES R.**
WOOD, 866-211-9466

SALE NO. 13-11-969
Writ of Execution No. 12-08817
DEBT \$1,552.00

DOCKET NO. 12-08817
ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, Chester County, Pennsylvania.
TAX Parcel No. 39-4E-191
PROPERTY address: 2577 Clothier
Street, Caln Township, Pennsylvania
PLAINTIFF: Township of Caln
VS
DEFENDANT: **BRUCE R. & DEBO-**
RAH L. MILLER
SALE ADDRESS: 2577 Clothier St,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **JAMES R.**
WOOD, 866-211-9466

SALE NO. 13-11-970
Writ of Execution No. 12-08804
DEBT \$1,552.07

DOCKET NO. 12-08804
ALL THAT CERTAIN lot or piece of
ground situate in Caln Township, Chester County,
Pennsylvania.
TAX Parcel No. 39-4-273
PROPERTY address: 12 Marion Drive,
Caln Township, Pennsylvania
PLAINTIFF: Township of Caln
VS
DEFENDANT: **CHARLOTTE**
ROCHELLE
SALE ADDRESS: 12 Marion Drive,
Thorndale, PA 19372
PLAINTIFF ATTORNEY: **JAMES R.**
WOOD, 866-211-9466

SALE NO. 13-11-971
Writ of Execution No. 10-00654
DEBT \$335,852.63

ALL THAT CERTAIN lot or parcel of
land situate in the Township of East Bradford,
County of Chester and Commonwealth of
Pennsylvania, bounded and described according to
a Final Lot Conveyance Plan for O'Smead Farms
by Howard W. Doran, Inc., Newtown, Sq., PA
dated 2/10/1995 last revised 5/17/1995 and record-
ed 8/14/1995 as Plan No. 13513 as follows, to wit:
BEGINNING at a point of curve on the
westerly side of Gregory Lane (50 feet wide), said
point being a corner of Lot 9, as shown on said
Plan; thence from said point of beginning leaving
said cul-de-sac extending along Lot 9 south 75
degrees 30 minutes 00 seconds east 207.51 feet to
a point in line of lands now or formerly of Lynch,
being a corner of Lot 9; thence extending along
lands now or formerly of Lynch, north 12 degrees
03 minutes 42 seconds east 19.57 feet to a point in
line of lands now or formerly of Gilbert and Agnes
A. Cruz, being a corner of lands now or formerly
of Lynch; thence extending partially along lands
now or formerly of Cruz the 3 following courses
and distances: (1) south 77 degrees 56 minutes 18
seconds east, 150.00 feet to a point of curve, (2) on
a line curving to the right having a radius of 50.00
feet an arc distance of 32.91 feet to a point; thence
(3) north 49 degrees 46 minutes 29 seconds east
70.71 feet to a point of curve on the northwesterly
side of Gregory Lane aforesaid; thence leaving
lands now or formerly of Cruz extending along
said road on a line curving to the left having a
radius of 175.00 feet an arc distance of 196.32 feet

to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

BEING Chester County UPI 51-5-57.1J

BEING known as 488 Gregory Lane, West Chester, PA 19380

BEING the same premises which Timothy R. Brewer and Christine Brewer, husband and wife, by Deed dated July 29, 1999 and recorded December 1, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4676, Page 356, granted and conveyed unto Gary W. Acers and Sharon J. Acers

PARCEL No.: 51-5-57.1J

IMPROVEMENTS: residential property

PLAINTIFF: US Bank NA

VS

DEFENDANT: **GARY W. & SHARON J. ACERS**

SALE ADDRESS: 488 Gregory Ln, West Chester, PA 19380

PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

SALE NO. 13-11-972

Writ of Execution No. 10-07308

DEBT \$66,434.07

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Coventryshire made by Albert G. Newbold, dated May, 1975 and recorded in Chester County as Plan #303, as follows, to wit:

BEGINNING at a point on the southeasterly side of Scholl Road a corner of Lot No. 34 on said Plan; thence extending from said point of beginning and running along Lot No. 34 south 55° 09' east 429.25 feet, having crossed the northwesterly side of a 40 foot wide easement or horse trail to a point a corner of Lot No. 22 on said Plan; thence extending along the same and through the bed of the horse trail, south 62° 15' 20" west 152.96 feet to a corner of Lot No. 26 on said Plan; thence extending partly along Lot No. 26 and partly along Lot No. 28 north 63° 47' west 396.51 feet having recrossed the northwesterly side of the said horse trail easement to point on the southeast side of Scholl Road; thence extending along the same north 44° 30' east 198.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 32.

CONTAINING 1.524 acres, more or less.

BEING the same premises which Steven F. Myers, Debra M. Myers, Terri A. DeShong, Ricky R. Myers and Jody J. Myers, Administrators of the Estate of Yvonne M. Wykes, deceased, by Deed dated February 22, 2000 and recorded March 21, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4728, Page 00507, granted and conveyed unto Jody J. Myers.

BEING known as: 824 Scholl Road, Pottstown, PA 19465

PARCEL No.: 17-2-21.23

IMPROVEMENTS: residential property

PLAINTIFF: Wachovia Mortgage (FKA) FKA Wachovia Mortgage, FSB FKA World Savings Bank, FSB

VS

DEFENDANT: **JODY J. MYERS**
SALE ADDRESS: 824 Scholl Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

SALE NO. 13-11-973

Writ of Execution No. 13-02482

DEBT \$116,557.04

ALL THAT CERTAIN tract of land, with improvement thereon erected hereditaments and appurtenances, situate in the Township of East Brandywine County of Chester and State of Pennsylvania bounded and described as follows to wit:

BEGINNING at the southwest corner thereof, a point in formerly the Harrisburg and Downingtown Turnpike, a corner of land of Lewis Osbourn, thence extending by said land, north 34 degrees and 58 minutes east, 132.2 feet to a stake; thence by land retained by the said Warren S. Elston south 56 degrees 50 minutes west, 120 feet to a point in the aforesaid turnpike having crossed a stake at the northern side thereof, thence along in the same by otherland of said Lewis Osbourn, north 62 degrees 20 minutes west, 146 feet to the place of beginning.

CONTAINING 85 perches

BEING Chester County UPI# 30-6-47

BEING known as 691 Old Horseshoe Pike

TITLE to said premises is vested in Timothy A. Kimes by Deed from Zig Polites, dated October 1, 2004 and recorded October 25, 2004 in Deed Book 6316, Page 573.

PREMISES being known as: 591 Old Horseshoe Pike, Downingtown, Pennsylvania

19335.

TAX I.D. #: 3006-00470000

PLAINTIFF: The Bank of America NA
(S/B/M) DBA BAC Home Loans Servicing LP
(F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **TIMOTHY A. KIMES aka TIMOTHY KIMES**

SALE ADDRESS: 591 Old Horseshoe Pk, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JOSEPH F. RIGA, 215-790-1010**

SALE NO. 13-11-974**Writ of Execution No. 12-05255****DEBT \$139,409.06**

BY virtue of a Writ of Execution No. 12-05255

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1721 Julie Drive, Downingtown, PA 19335-3580

PARCEL No. 50-5A-417

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$139,409.06

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **ERIC M. & DEMETRA B. D'AMBROSIO**

SALE ADDRESS: 1721 Julie Dr, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-11-975**Writ of Execution No. 12-02648****DEBT \$95,182.55**

BY virtue of a Writ of Execution No. 12-02648

OWNER(S) of property situate in the Township of Franklin, Chester County, Pennsylvania, being 312 Heather Hills Drive, Landenberg, PA 19350

PARCEL No. 72-2-71.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$95,182.55

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **CHRISTOPHER J. & TINA M. TORELLO**

SALE ADDRESS: 312 Heather Hills

Dr, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-11-976**Writ of Execution No. 11-10886****DEBT \$987,587.29**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester and commonwealth of Pennsylvania, described in accordance with a map thereof made for Providence Builders, Inc., by Yerkes Engineering, Co., Bryn Mawr, Pennsylvania, dated April 7th, 1965, as follows, to wit:

BEGINNING at a spike on the center line of Main Street (57 feet wide) a corner of this and land now or formerly of Clarence K. Tyson, said point being at the distance of 76.52 feet measured in a southeasterly direction along the center line of Main Street from a point marking its intersection with the physical line (produced) of Chestnut Street leading westwardly; thence from said beginning point leaving Main Street by land now or formerly of Clarence K. Tyson, the 5 following courses and distances: (1) crossing an iron pin on the easterly side of Main Street, north 68 degrees, 41 minutes east, 114.43 feet to an iron pipe; (2) north 53 degrees 15 minutes 30 seconds east 41.37 feet to an iron pin; (3) north 28 degrees 24 minutes 20 seconds west 10.45 feet to a drill hole; (4) north 62 degrees 29 minutes 30 seconds west, 8.14 feet to an iron pipe; (5) north 25 degrees, 57 minutes 10 seconds west 9.14 feet to an iron pin; thence by land now or formerly of Harry B. Harker, north 26 degrees 27 minutes 10 seconds west 52.75 feet to an iron pin; thence by land now or formerly of Spring City Foundry, crossing a 15 foot wide right of way of the PA Schuylkill Valley Railroad and through the corner of a metal building extending 25 feet into property, north 60 degrees 15 minutes east 198.11 feet to an iron pin, (being the center line of the Old Schuylkill Canal – abandoned); thence by land of the Spring City Bleach and Dye Works, Inc., south 35 degrees 14 minutes 10 seconds east, 337.3 feet to an iron pin; thence by land now or formerly of Spring City Knitting Mills, south 51 degrees 09 minutes 30 seconds west, recrossing aforementioned 15 foot wide railroad right of way 386.54 feet to an iron pin; thence still by same, south 54 degrees 30 minutes west crossing an iron pin on the easterly side of Main Street 60.30 feet to a spike on the center line of Main Street; thence by

said center line of Main Street, north 22 degrees 15 minutes west, 345.38 feet to the first mentioned point and place of beginning. Containing 3.131 acres, by the same more or less.

BEING Parcel #14-5-23 & 14-5-24

BEING the same premises which Christopher D. Hudak and Kathryn A. Hudak, married on February 7, 2000 and is now known as Kathryn A. Grocki, joint tenants with rights of survivorship by indenture dated 03/19/2007, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid, in Deed Book and Page 7163-1883, granted and conveyed unto MRB Investments, LLC, a Pennsylvania Limited Partnership, in fee.

UPI BLR: #14-5-23 & 14-5-24

Improvements: Commercial Buildings

PLAINTIFF: New Century Bank
(D/B/A) DBA Customers Bank

VS

DEFENDANT: **MRB INVESTMENTS LLC (a/k/a) aka M RB INVESTMENTS LLC**

SALE ADDRESS: 107 S Main St,
Spring City, PA 19475

PLAINTIFF ATTORNEY: **JEFFREY W. SODERBERG, 610-584-0700**

SALE NO. 13-11-977

Writ of Execution No. 08-05967

DEBT \$886,967.32

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyfflin, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan of Glenhardie North made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated April 18, 1967 and last revised February 27, 1970 as follows, to wit:

BEGINNING at a point on the northwesterly side of North Thomas Road (50 feet wide) which point is measured the four (4) following courses and distances from a point of curve on the northerly side of Gulph Road (various widths) (as shown on said Plan): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north 9 degrees, 15 minutes, 50 seconds west 53.37 feet to a point of curve; (3) on a line curving to the right having a radius of 218.83 feet the arc distance of 258.56 feet to a point of tangent; and (4) north 58 degrees, 26 minutes east, 202 feet to the point and place of beginning;

thence extending from said beginning point north 31 degrees, 34 minutes west, 200 feet to a point in the line of land of late of Valley Forge State Park; thence extending along the same north 58 degrees, 26 minutes east, 150 feet to a point; thence extending south 31 degrees 34 minutes east, 200 feet to a point on the northwesterly side of North Thomas Road; thence extending along the same south 58 degrees, 26 minutes west, 150 feet to the first mentioned point and place of beginning.

CONTAINING 30,000 square feet of land, be the same more or less.

BEING Lot No. 10 as shown on said Plan.

BEING UPI #43-1R-24

TITLE to said premises vested in Sharon M. Jackson, an individual by Deed from Cornerstone Newtown Square Associates, L.P., a Pennsylvania Limited Partnership dated 09/03/08 and recorded on 09/10/08 in the Delaware County Recorder of Deeds in Book 04429, Page 0923.

BEING known as 623 Thomas Jefferson Road, Wayne, PA 19087

TAX Parcel Number: 43-1R-24

RESIDENTIAL dwelling

PLAINTIFF: Deutsche Bank National Trust Company (Trustee)

VS

DEFENDANT: **HARSHA MUKESH & MUKESH CHANDUAL SAVANI**

SALE ADDRESS: 623 Thomas Jefferson Rd, Wayne, PA 19087

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 13-11-978

Writ of Execution No. 10-12077

DEBT \$186,562.06

BY virtue of a Writ of Execution No. 10-12077

OWNER(S) of property situate in the Township of West Nottingham, Chester County, Pennsylvania, being 120 Pleasant Drive, Nottingham, PA 19362-9144

PARCEL No. 68-5-66.1B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$186,562.06

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **ROBERT E. KITA, JR.**

SALE ADDRESS: 120 Pleasant Dr, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **ADAM H. DAVIS, 215-563-7000**

SALE NO. 13-11-979

Writ of Execution No. 13-04298

DEBT \$331,538.05

BY virtue of a Writ of Execution No. 13-04298

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 125 Dominic Drive, Coatesville, PA 19320-5546

PARCEL No. 28-4-125.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$331,538.05

PLAINTIFF: Citimortgage Inc (S/B/M) DBA ABN Amro Mortgage Group Inc VS

DEFENDANT: **THOMAS A. RYAN, JR. aka THOMAS RYAN**

SALE ADDRESS: 125 Dominic Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-11-980

Writ of Execution No. 12-03452

DEBT \$364,446.45

ALL THAT CERTAIN lot of land situate in Township of Franklin, Chester County, Pennsylvania:

BEING known as 608 Gypsy Hill Road, Landenberg, PA 19350

PARCEL Number: 72-05-14.020

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America NA VS

DEFENDANT: **JONATHAN R. & TONYA S. SHOCKLEY**

SALE ADDRESS: 608 Gypsy Hill Rd, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **NICOLE B. LaBLETTA, 856-669-5400**

SALE NO. 13-11-981

Writ of Execution No. 11-01393

DEBT \$381,487.98

ALL THAT CERTAIN lot of land situate in West Pikeland Township, Chester County, Pennsylvania:

BEING known as 23 Sycamore Ln, Chester Springs, PA 19425

PARCEL Number: 34-6-4.2Y

IMPROVEMENTS: residential property

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **JANET S. & JOHN H. EDGETTE**

SALE ADDRESS: 23 Sycamore Ln, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **NICOLE B. LaBLETTA, 856-669-5400a**

SALE NO. 13-11-982

Writ of Execution No. 10-12637

DEBT \$79,694.43

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in the Township of Elk, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by Linton F. Truitt, Jr., etux, made by George E. Regester, Jr. and Sons, Registered Land Surveyors, Kennett Square, Pa. dated 12-28-1973 and recorded in the Office of the Recorder of Deeds, in Plan Book 55 Page 20, as follows, to wit:

BEGINNING at a point in the center line of Route No. 841, a corner of Parcel E, thence extending from said beginning point along the center line of Route No. 841 south 4 degrees 28 minutes 13 seconds west 103.77 feet to a spike, a corner of lands of Robert P. Farny; thence extending along same south 76 degrees 57 minutes 03 seconds west 234.47 feet to a point in line of lands of Paul V. Baker; thence extending along same north 19 degrees 47 minutes 44 seconds west 126.40 feet to an iron pin; a corner of lands of William D. Dunn; thence extending along same north 82 degrees 11 minutes 5 seconds east 130.89 feet to an iron pin; thence extending along lands of Parcel E north 82 degrees 29 minutes 32 seconds east 151.48 feet to the first mentioned point and place of beginning.

CONTAINING .668 acres more or less TITLE to said premises is vested in Cecilia I. Battaglini by Deed from Victoria A. Battaglini and Evan Shipman Jackson, Jr. dated November 24, 2006 and recorded November 26, 2006 in Deed Book 7018, Page 93.

PREMISES being known as: 966 Chesterville Road, Lewisville, Pennsylvania 19351.

TAX I.D. #: 70-5-3.5

PLAINTIFF: Wells Fargo Bank NA
(D/B/A)

VS

DEFENDANT: **VICTORIA A. &
CECILIA I. BATTAGLINI**

SALE ADDRESS: 966 Chesterville
Rd, Lewisville, PA 19351

PLAINTIFF ATTORNEY: **JOSEPH F.
RIGA, 215-790-1010**

SALE NO. 13-11-983

Writ of Execution No. 12-10321

DEBT \$250,520.59

ALL THAT CERTAIN lot of land
Situates in the Township of West Whiteland,
Chester County, Pennsylvania.

BEING KNOWN as 321 Tapestry
Circle Exton, PA 19341.

PARCEL NO. 41-4H-0038

IMPROVEMENTS: Residential
Property

PLAINTIFF: Bank of America

VS

DEFENDANT: **NICOLE MALLON
& PATRICK MALLON**

SALE ADDRESS: 321 Tapestry
Circle, Exton, PA 19341

PLAINTIFF ATTORNEY: **NICOLE
B. LaBLETITA, 856-669-5400**